

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	David Bell
Street number and name	1161B Kaiwaka Mangawhai rd
Town	Wellsford
Contact phone	0221951177

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

dynamite.bell@gmail.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)

Zoning

- 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 9.1

Hi
 The proposal of developing the productive farmland goes against section 3.4 in the spatial plan this below has been copied from section 3.4 in the spatial plan document

The Future: A Managed Approach

Stronger protection of rural production activities, including:

- Limiting rural lifestyle development, so as to avoid reverse sensitivity and the fragmentation of productive rural land.
- Protecting elite soils and managing prime soils.

This land is productive rural land, It creates jobs and produces income from farming

Lifestyle blocks are unproductive they do not create jobs and do not produce income
 The proposal to develop this productive farm land with its elite and Prime soils goes against the spatial plan in many ways

If the development was to go ahead it would create work for builders and other trades but the variety of houses will look commercialized and take away from the beauty of Mangawhai, Also the majority of profit would go to the developer who probably doesn't live in Mangawhai so it would do nothing for the wealth of the community

If you stay with the initial spatial plan it will still create work for builders and other trades and have a larger variety of Houses which will look more appealing to the township, It will also put money back into the community by letting the residents and owners of lifestyle blocks to subdivide and develop. this will be the best outcome for the future of Mangawhai

My thoughts are to either delete the proposal or delay the proposal until it is required when the spatial plan has been fulfilled.

Example - supports the growth of Mangawhai

- Add another submission point
- I'm finished

3E Do you want to make a submission on another provision?

-
- 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