

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	Gavin Arnerich
Street number and name	181 Garbolino Road
Town	Mangawhai
Contact phone	0223591442

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

gavin.arnrich@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 14.1
(combined with next
point)**

This rezoning submission is not appropriate for this current farm as it has serious implications for future flooding as the natural water run-offs/ drainage will not cope with intensive subdivision into residential properties and lifestyle blocks.
Lower Tara Road and Cove Road already struggle with flooding across both roads during sustained high rainfall as witnessed in February this year during Cyclone Gabrielle.
Where will all this extra water run-off end up with intensive subdivision on this historical farm?
In addition to the water run-off the silt build up will find it's way into the tributaries of the Mangawhai Estuary which is currently pristine in water quality.

**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)

Zoning

- 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

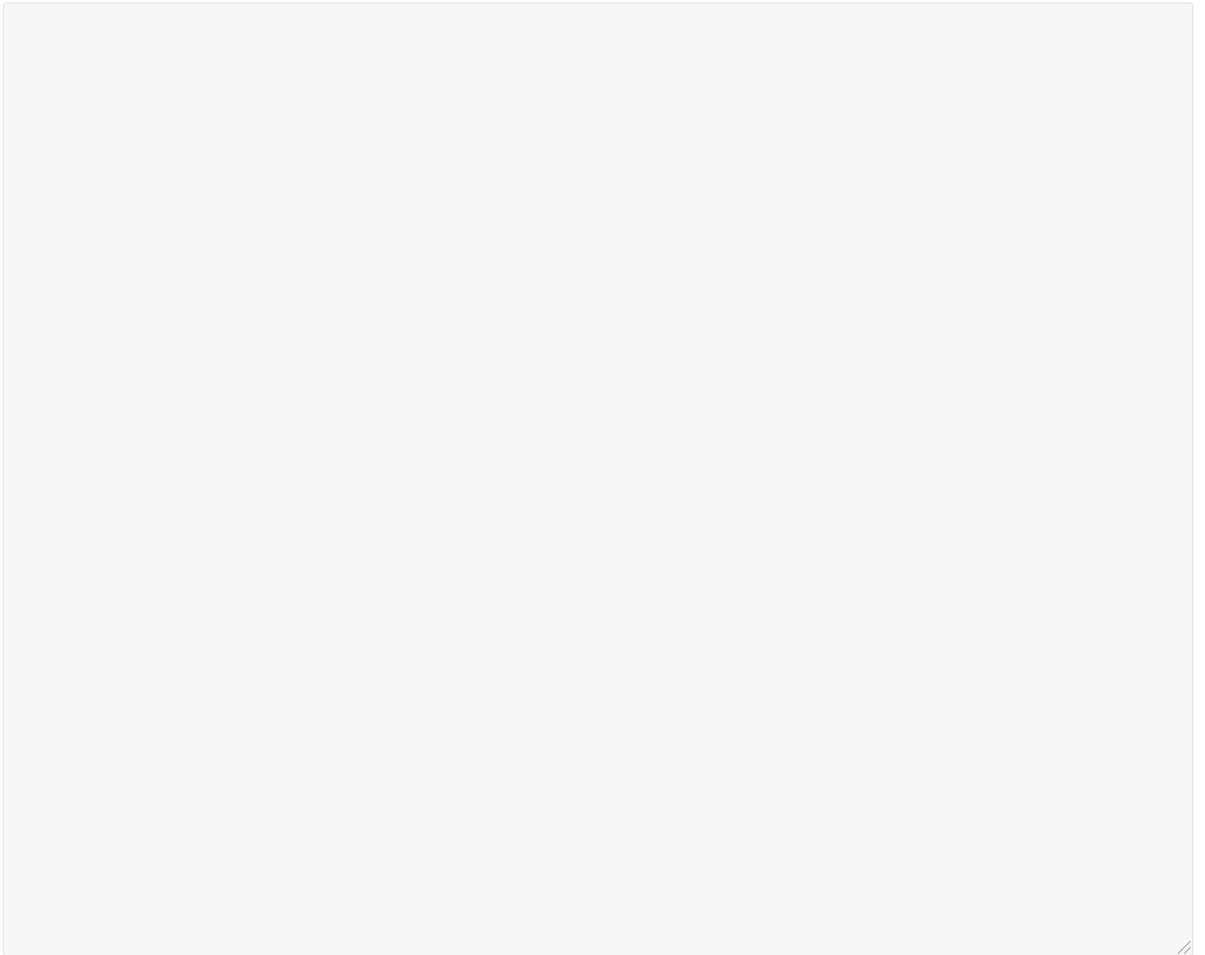
**Submission Point 14.1
(combined with point
above as seeking the
same decision)**

The rezoning of this historical farm has huge impacts on the water run-off and drainage effects on the natural waterways and creeks on this property. Lower Tara Road and Cove Road cannot cope with further subdivisions of this size due to the historical flooding on both of these roads. In addition to this the excess water and silt run-off from the intense subdivision of this historical farm will end up in the tributaries of the pristine Mangawhai Eastuary.

**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)
- 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

**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](#)

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- Yes
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3A

(For example - Zoning)

Roadiing

- 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 14.2

I tried to submit my roading submission as well on my last submission however your system wouldn't allow it.

So my main concern is both lower Tara Road and Cove Roads are not up to standard for this extensive redevelopment/ rezoning of this historical farm and to a lesser degree Moir Street as well. These former mentioned roads are very narrow and have no shoulders on either side of both roads. The increased volume of traffic from initially heavy earthworks machinery and heavy trucks will break up these already fragile narrow roads.

After the subdivision earthworks are completed the volume of traffic from builders and sub contractors vehicles will add to the already damaged roads.

On completion of the subdivision the significant increase in residential traffic will be massive on rural roads not designed for this amount of traffic.

There is also no pedestrian footpath on Cove Road at all and only a partly finished footpath on lower Tara Road.

Example - supports the growth of Mangawhai

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