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Submitter No.16

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)*

First name*			GRANT		
Surname*			MITCHELL		
Agent (if applicable)			/		
Postal address*			P.O. Box 255 / 40A/161 TARA RD MANGAWHAI 0540 / MANGAWHAI Postcode 0573		
Contact phone	Daytime phone	Mobile phone	021-732705		
Email address for Submitter*			jewels@maxnet.co.nz		
Email address for Agent (if applicable)			/		
Please select your preferred method of contact*		<input checked="" type="checkbox"/>	By email	<input type="checkbox"/>	By post
Correspondence to*	<input checked="" type="checkbox"/>	Submitter (you)	<input type="checkbox"/>	Agent	<input type="checkbox"/>
					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 type="checkbox"/>	Yes	<input type="checkbox"/>	No
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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
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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,

Handwritten signature

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: *Support? *Oppose?	What decision are you seeking from Council? Select which action you would like: • Retain • Amend • Add • Delete	Reasons
<i>Example: Zoning</i>	<i>Example: Support</i>	<i>Example: Retain zoning for proposal</i>	<i>Example: Supports the growth of Mangawhai</i>
<p>Submission Point 16.1</p> <p>Zoning</p>	Oppose	<p>Council to reject this request, or ask for an amendment of the application for rezoning from Residential Zone to Rural-Residential Zone 1, I oppose the development of the Frecklington Farm from Residential Zone to Rural-Residential Zone 1 (Zone: Rural-residential Zone 1, Description: Large Residential Lots, Minimum Lot Sizes: 0.4 – 0.8ha) as per the Spatial Plan for Mangawhai.</p>	<p>The application under review requests a plan change from Rural Zone to Residential Zone. The Mangawhai Spatial Plan rates the Frecklington Farm under Rural Residential Zone. Moana Views are also rated as Rural Residential, Zone 1 (Large Residential Lots). The reason for this rating as described in the Spatial 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), of which Moana Views is a large part, to inform the correct zoning for the proposed farm development.</p> <p>This aspect has not been addressed at all in Appendix 12: Evaluation of alternative options to achieve plan change objectives and efficiency and effectiveness of the provisions.</p>
<p>Submission Point 16.2</p> <p>Mangawhai Development Area</p>	Support	<p>Council to accept the non-residential aspects of the development proposed</p>	<p>I 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</p>

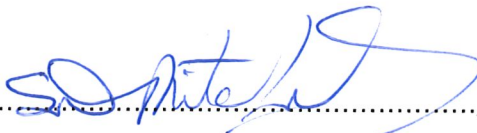


Submission Point 16.3

<p>Transport Assessment – Proposed Site Access (South), directly opposite the entrance to the Moana Views development at 161 Tara Road.</p>	<p>Oppose</p>	<p>Council to reject this part of the Proposal, I 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 proposed Site Access (South) which is directly opposite the entrance to Moana Views at 161 Tara Road.</p> <p>Some 40% of the total trip distribution of an estimated 4920 daily trips to and from the development area – compared with “Information from Mobile Road shows that in June 2020, Tara Road had a maximum average daily traffic (ADT) of 897 vehicles per day.”.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.</p>
<p>Transport Assessment – Proposed Site Access (South), directly opposite the entrance to the Moana Views development at 161 Tara Road.</p>	<p>Oppose</p>	<p>I oppose any site access directly opposite the entrance to Moana Views at 161 Tara Road.</p>	<p>The assessment did not consider any additional traffic volumes from construction related vehicles during the 10-year development period proposed.</p>
<p>Urban Design – colour palette</p>	<p>Support</p>	<p>Council insists on an amendment to address the Colour Pallet of residential housing. I support the Structure Plan Response, as indicated in Appendix 4 with the added request that Council insists on an amendment to</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>



		address the Colour Palette of residential housing.	

Your signature:  Date: 22/9/2023
(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.