

## 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

|                                  |                               |
|----------------------------------|-------------------------------|
| <b>Your first and last names</b> | Gerhardus Jacobus van Niekerk |
| <b>Street number and name</b>    | 53C Moana Views               |
| <b>Town</b>                      | Mangawahi                     |
| <b>Contact phone</b>             | 0272908902                    |

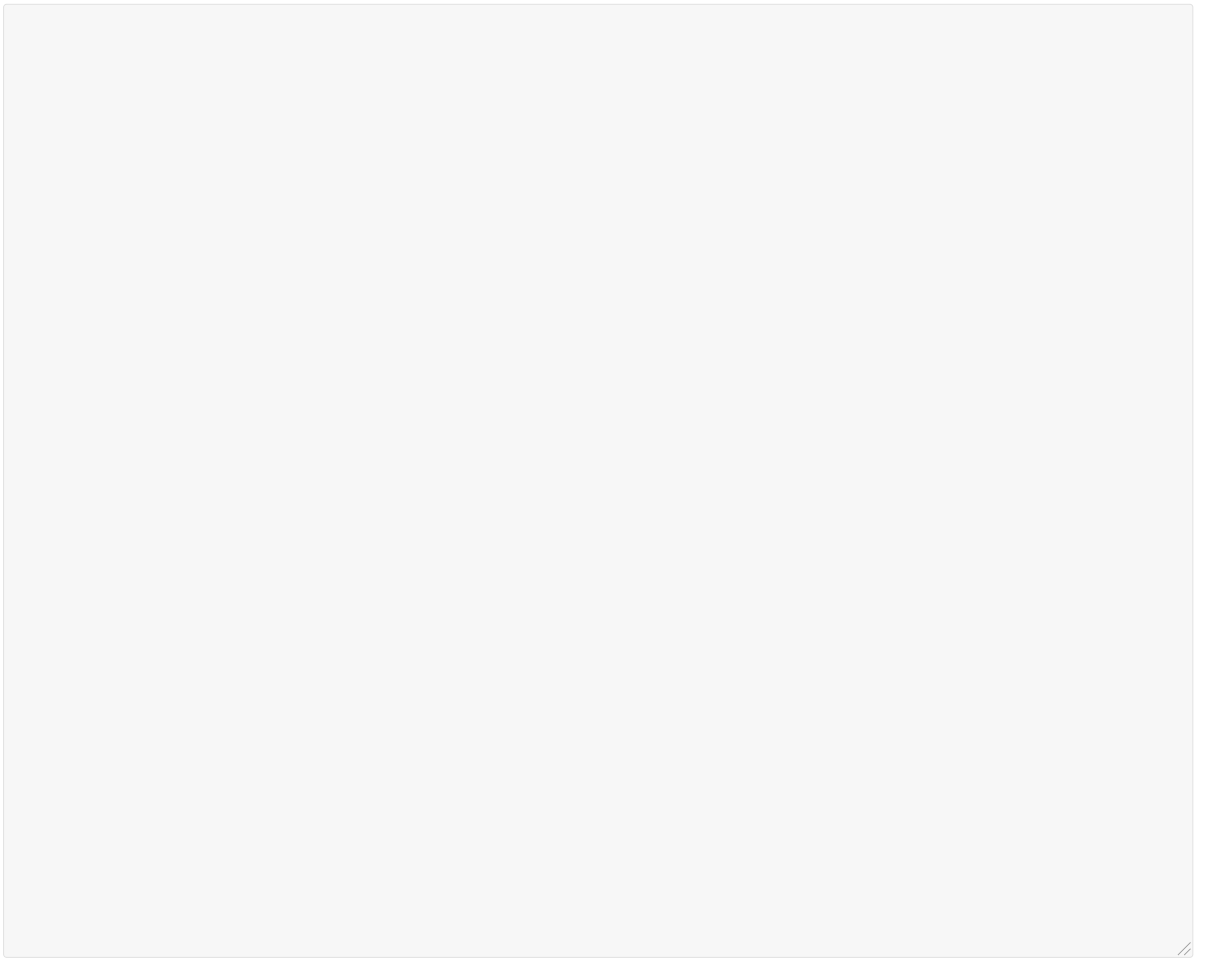
**Email address for  
correspondence (one email  
address only)**

gerryvanniekerk1@outlook.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
  - [Attachment to submission by Gerhrdus J van Niekerk on PPC84.pdf](#)
  
- 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)
  
- 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

**Example -  
supports  
the growth  
of  
Mangawhai**



3E 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](mailto:districtplanreview@kaipara.govt.nz) or phone 0800 727 059

- [PublicVoice](#)

**Attachment to Submission on a notified proposal for Private Plan Change 84 – Mangawhai Hills Limited, Clause 6 of Schedule 1, Resource Management Act 1991**

| Specific Provision | Support?       | What decision we are seeking from Council?   | Reasons  |
|--------------------|----------------|--|--|
| <p>Zoning</p>      | <p>Support</p> | <p><b>Council to reject this request or ask for an amendment</b> of the application for rezoning from Residential Zone to Rural-Residential Zone (under the existing Operative Plan) and Rural Residential Zone 1 (under the draft Mangawhai Spatial Plan).</p> <p>I, Gerhardus Jacobus van Niekerk, support the development of the Frecklington Farm from Rural Zone to Rural-Residential Zone, but not Residential Zones as laid out in the Application in front of you.<br/> <i>Proposed Zone: Rural-residential Zone 1,</i><br/> <i>Description: Large Residential Lots.</i><br/> <i>Minimum Lot Sizes: 0.4 – 0.8ha</i> (as per the draft Spatial Plan for Mangawhai.)</p> | <p>The application under review requests a plan change from Rural Zone to Residential Zone.</p> <p>The Operative Kaipara District Plan, 2013, 3A. Mangawhai Growth Area indicates:</p> <ul style="list-style-type: none"> <li>• Figure 3A-1: Mangawhai Structure Plan - Policy Areas clearly indicates Frecklington Farm to be part “Conservation” and part “Rural Residential.”</li> <li>• Plan changes to rezone areas from rural to residential zoning will be discouraged in areas which are not able to be connected to a community wastewater scheme within five years.</li> </ul> <p>Surely, the intention of the Operative Kaipara District Plan was never to allow for Frecklington Farm to jump from the above policy area to residential-1000m2 (quarter acre) plots, just as Moana Views was never intended to be “Residential”, but rather “Rural Residential.”</p> <p>Furthermore, the Mangawhai Spatial Plan rates the Frecklington Farm under Rural Residential Zone. Moana Views (as part of Area K) are also rated as Rural Residential, Zone 1 (Large Residential Lots).</p> <p>The reason for this rating as described in the Spatial Plan</p> |

Submission Point 18.1

|   |                |  |   |
|---|----------------|--|---|
|   |                |  | <p>Assessment, Area K informs that<br/> <i>“...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....”</i></p> <p>This rationale clearly intends 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. <b>This aspect was not addressed at all in Appendix 12 of the Application: Evaluation of alternative options to achieve plan change objectives and efficiency and effectiveness of the provisions.</b></p> <p>I, Gerhardus Jacobus van Niekerk 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> |
| <p>Mangawhai Development Area</p>   | <p>Support</p> | <p><b>Council to accept</b> the non-residential aspects of the development proposed</p>  | <p>I, Gerhardus Jacobus van Niekerk 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>  |
| <p>Transport Assessment – Proposed Site Access (South), directly opposite the entrance to the Moana Views</p> | <p>Oppose</p>  | <p><b>Council to reject this part of the Proposal,</b><br/>                 I, Gerhardus Jacobus van Niekerk, 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 <b>Site Access (South)</b> 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</p>   |

Submission Point 18.2

Submission Point 18.3 combined with point below

|   |                |   |  |
|---|----------------|---|--|
| <p>development at 161 Tara Road.</p>  |                |   | <p>entrance to the Moana Views development at 161 Tara Road. 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 <b>a major 4-way traffic intersection or roundabout</b> that would require careful consideration, especially should the Council accept the proposal as it stands. 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, Gerhardus Jacobus van Niekerk, 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 pallet</p>   | <p>Support</p> | <p><b>Council insists on an amendment to address the Colour Pallet of residential housing.</b></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</p>   |

Submission Point 18.4

|  |                |  |  |
|--|----------------|--|--|
|  |                | <p>I, Gerhardus Jacobus van Niekerk, supports 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>properties to the western boundary area.</p>  |
| <p>Urban Design – lighting effects</p> | <p>Support</p> | <p><b>Council to request a low impact lighting assessment of the residential housing development proposed.</b></p> <p>I, Gerhardus Jacobus van Niekerk, supports 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>I, Gerhardus Jacobus van Niekerk am 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> |

Submission Point 18.5