



JWFletcher

Submitter No.20

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)*

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Please select your preferred method of contact*



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
Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai
Submission Point 20.1 Rezoning of 218.3 ha of land west of Mangawhai Village bounded by Tara Road, Cove Road, Moir Road and Old Waipu Road from a Rural zoning to Residential zoning.	Support	Amend zoning from Rural to Residential	Rezoning of this land on the periphery of Mangawhai will minimise the ad hoc expansion of residential activity and restrict growth in inappropriate locations. It will promote good urban design and protect and enhance ecological features.
Submission Point 20.2 Introduction of the Mangawhai Hills Development Area and a Structure Plan that will apply to the Plan Change area	Support	Add the Structure Plan provisions to the Kaipara Operative District Plan	Supports future residential development consistent with the Spatial Plan and provides for the integrated management of future development.
Submission Point 20.3 Adoption of the Mangawhai Hills Development Area	Support	Amend zoning and add the Mangawhai Hills Development Area objectives, policies and rules to the Kaipara District Plan to implement the new zoning	Achieves sustainable management in accordance with principles outlined in Part 2 of the RMA evidenced by Specialists assessment in relation to engineering matters, transport, ecology, landscape and urban design, and cultural issues.

Submission Point 20.4

Provision of infrastructure, in particular, stormwater, wastewater and transport	Support (with caveats)	Add the requirement for a Master Plan Strategy to extend the Mangawhai Community Wastewater System (MCWWS) and establish a Mangawhai Wastewater Treatment Plant Advisory Group	Serious concerns about adverse effects on the wider community and catchment in regard to provision of appropriate wastewater, stormwater and transport provisions.
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Date: 26/09/2023.....

Your signature:

(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.

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Mangawhai Heads 0505

Telephone: (027) 244 7125
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7 September 2023

Our Ref: 23500 L02

Kaipara District Council
Private Bag 1001
Dargaville 0340

Dear Sir / Madam

**Submission on Proposed Private Plan Change 84 (PPC 84)
Mangawhai Hills Limited
To rezone an area west of Mangawhai from Rural zoning to a
Residential zone**

Introduction

This submission to Proposed Private Plan Change 84 (PPC 84) is made on behalf of *Horizon Surveying and Land Development Kaipara Limited*. *Horizon* is a professional multi-disciplinary land development practice working across a range of disciplines including, surveying, land development infrastructure, resource consents, landscape architecture and architecture within the Kaipara District.

This submission relates to 218.3 ha of land located to the south west of Mangawhai Heads and bounded by Tara Road in the west, Cove Road to the north, Moir Street to the south and Old Waipu Road to the east. The plan change area falls within the jurisdiction of the *Operative Kaipara District Plan* and the following zoning is applicable:

- Rural
- Overlay - Harbour
- Indicative Growth Area– Greater Growth Area Catchment
- Mangawhai Structure Plan Policy Area – Rural Residential and Conservation Policy Areas
- Mangawhai Spatial Plan – Rural Residential Lifestyle zone (Frecklington Farm)

Mangawhai Hills Limited, the owner of the majority of the subject block, have applied to Council to introduce a private plan change to the District Plan. They propose to rezone the area to Residential and create a Development Area to be known as the Mangawhai Hills Development Area which will be subject to the Mangawhai Hills Structure Plan.

Overall Horizon support proposed Private Plan Change 84. It is seen as advantageous to develop a master plan strategy encompassing multiple sites on the

periphery of the Mangawhai urban area. Notwithstanding there are concerns with regard to effects to the wider community, in particular infrastructure.

Being involved in many land development projects around Mangawhai, *Horizon* are aware of the demand for subdivision and housing supply on the outskirts of the township as well as across the region. We agree that the proposed plan change introduces an opportunity to establish a cohesive plan to accommodate appropriate residential expansion in an area suitable for development by virtue of its location and topography. Sustainable management of the land resource can be achieved and ad hoc expansion of residential and business activities in less desirable areas can be minimised. Furthermore it may well contribute to the retention of larger sites containing high quality land for continued rural production purposes which is a desirable outcome. The proposal also provides the opportunity to environmentally enhance and protect ecological features in a structured manner.

The Reason for the Submission:

Amend zoning from Rural to Residential

This is supported. Support is on the basis that the plan change area has been identified in the Mangawhai Structure Plan as a 'rural-residential' policy area and within the Mangawhai Spatial Plan as a future residential growth area and as such residential development within this location is anticipated. Rezoning of this block of land adjacent to existing residentially zoned land in Mangawhai Village will integrate the block with the existing residential built environment and minimise the ad hoc expansion of residential activity in rurally zoned land and restrict growth in inappropriate locations. It will allow protection and enhancement of ecological features and landscape values which benefits the community.

Incorporate the Mangawhai Hills Development Area and Structure Plan in the Operative Kaipara District Plan

This is supported. Creation of the Mangawhai Hills Development Area will support future residential development consistent with the Spatial Plan and provide for the integrated management of future development. The Mangawhai Hills Structure Plan will guide the spatial pattern of land use and subdivision within the Development Area.

Adopt the Mangawhai Hills Development Area objectives, policies and rules to implement the new zoning

This is supported. The Development Area provisions will achieve sustainable management in accordance with principles outlined in Part 2 of the RMA as evidenced by technical reports in relation to infrastructure, transport, ecology, landscape and urban design, geotechnical and cultural issues.

Provision of infrastructure

This is supported (with caveats) i.e. that provisions ensure that at the time of development, adequate provision will be made for wastewater disposal that will not impact the wider community. Given historic issues in relation to wastewater servicing in the broader Mangawhai area we urge careful consideration in regard to the provision and timeliness of three waters infrastructure delivery to service the development. It is imperative that the Mangawhai Community Wastewater System (MCWWS) is extended as capacity is at its limit. While we acknowledge that disposal capacity constraints do not preclude rezoning of the plan change area the

demands of increased residential development are likely to put additional demand on an overloaded system potentially with adverse ramifications to the wider community.

Similarly, there is concern for the capacity of the road network to cater to the amount of additional traffic that will be generated by the development and the adverse effects this will bring to the community at large. We request that Council give their consideration to increased traffic on road network capacity and the cumulative adverse effects that will arise from the plan change development in combination with other future developments in the wider area.

The outcome sought by this submission is that:

- Kaipara District Council adopt PPC 84 in conjunction with extension of the MCWWS and consideration of additional Development Area rules if required in relation to upgrade of the roading network.

Conclusion

In summary it is submitted that the rezoning of 218.3ha of land at Tara Road, Cove Road, Moir Street and Old Waipu Road to the Mangawhai Hills Development Area is appropriate for the site if infrastructure constraints can be satisfactorily resolved to address wider community concerns.

We would be happy to present a joint case with others that make a similar submission and to be given the opportunity to present more substantiated content in due course if required.

Thank you for the opportunity to provide this submission. We look forward to now working with Council to implement the rezoning and the Mangawhai Hills Development Area that will help protect ecological features and the environment in general while balancing this with private property owner rights and appropriate development of land to provide new housing opportunities.

Report prepared by
Horizon Surveyors & Land Development Ltd



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Director / Licensed Cadastral Surveyor

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Encl: Completed Submission Form