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 21 SEP 2023
 MANGAWHAI
 Kaipara District Council

Submitter No.21

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*				John					
Surname*				Archer					
Agent (if applicable)									
Postal address*									
156 Garbolino Rd.						Postcode		0573	
RD2 Karwaka.									
Contact phone	Daytime phone			Mobile phone				0226192423	
Email address for Submitter*								nojh15@hotmail.com	
Email address for Agent (if applicable)									
Please select your preferred method of contact*				By email		<input checked="" type="checkbox"/>	By post		
Correspondence to*		<input checked="" type="checkbox"/>	Submitter (you)			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 checked="" type="checkbox"/>	No
If others make a similar submission, will you consider presenting a joint case with them in the hearing?	<input type="checkbox"/>	Yes	<input checked="" 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
<i>Example:</i> Zoning	<i>Example:</i> Support	<i>Example:</i> Retain zoning for proposal	<i>Example:</i> Supports the growth of Mangawhai
<i>Submission Point 21.1</i> Zoning Change	oppose	Retain rural residential zoning	Negatively affects surrounding rural landscape
Roading, Traffic one-lane bridges	oppose.	Decline re-zoning to residential	Surrounding roads are not able to take extra loads.
Flooding	oppose re-zoning	Decline rezoning	Tara Rd Valley is a flood plain. Flooded. 25/2/2023
Geology of land for intense development.	Oppose re-zoning	Decline rezoning	Land slips as seen on opposite side of Tara Rd.

Your signature: J. D. Archer
(A signature is not required if you make your submission by electronic means.)

Date: 19/9/2023

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.

The specific provisions that my submission relates to.	Do you • Support? • Oppose?	What decisions are you seeking from Council? • Retain • Amend • Add • Delete	Reasons.
Infrastructure 8.A.	oppose re-zoning	Decline re-zoning to residential	Mangawhai infrastructure is not able to cope with this intensification water, power, waste water, roading, schooling pedestrian safety
7.6. Effect on Harbour.	oppose re-zoning	As above.	All run off goes into Tara Rd. Valley which feeds directly to harbour.
8.7 states a plan change will see a change of character in immediate surrounds	oppose re-zoning	As above.	The plan change area is surrounded by rural land.
lot size, report quote minimum lot size but does not give size	oppose.	As above.	No factual information of minimum lot size
Page 11 of report states: Mangawhai central in approx 3km West.	oppose this statement	As above	Mangawhai Central & Mangawhai Hills both meet at Old Waipu Rd.
Page 12 of report states. Mangawhai Central includes Mangawhai Beach School.	Incorrect statement	As above.	Mangawhai Beach School is not in Mangawhai Central
Page 54. 8.8. states built form will be conspicuous	Oppose re-zoning	Decline re-zoning	Visual pollution to surrounding area.

My property at 156 Garbolino Rd looks out over the Mangawhai Hills Property, it is fully in my vision and development of this land as a residential development will greatly impact my outlook. The development has quoted a 20 year time frame which is a long time to look at a negatively impacted landscape.

Mangawhai Hills has made no attempt to liase with me as an affected person.

I strongly oppose the re-zoning of this land to residential.

The report prepared for the public to read and make submissions on has many gramatical errors and factual mistakes.

The report needs to have accurate facts. I am willing to point out some false facts if required.

J. D. Archer