

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	Jack Warden
Street number and name	2116D Cove Road
Town	Mangawhai
Contact phone	0212033484

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

warden899@hotmail.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

- [Private Plan Change 84 - Mangawhai Hill - Jack Warden.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)

Please see attached document

- 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

See attached document.

**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 or phone 0800 727 059

• [PublicVoice](#)

Submission
Point 26.1

<p>Ecology</p>	<p>Wetlands and streams (NPS FM/NES 2022)</p>	<p>Based on the information provided with PC application it is uncertain on what areas have confirmed to be wetland or not. The wetland delineation in the most part is based on a series of assumptions utilising mainly vantage points and desktop assessments. (Primarily due to access issues). If the plan change lot yield and associated roading/infrastructure designs are based on such information, there is no certainty on the actual practicalities of the development of the site.</p> <p>Furthermore, current, and historic imagery may suggest these wetlands are far greater than have been identified. It has also been noted based on driving past the site that the wetland features have been gradually managed and/or modified to what appears to fit the current structure plan scheme design. Some concern needs to be raised in relation to current management of these features considering this type of management would trigger consent under the Northland Regional Plan and NES 2022 e.g.</p> <p>54 Non-complying activities The following activities are non-complying activities if they do not have another status under this subpart: (a)vegetation clearance within, or within a 10 m setback from, a natural inland wetland: (See Figures 1-4).</p>
<p>Submission Point 26.2</p>	<p>Existing indigenous vegetation</p>	<p>Based on the information provided with PC application it is likely that the existing habitat types notably identified would be considered of SNA quality. Further consideration of the areas noted identified need to be assessed (especially if it is considered a wetland habitat) but would also likely qualify.</p>
<p>Submission Point 26.3</p>	<p>Fauna habitat</p>	<p>Based on the information provided with PC application it considered by the applicants ecologist...</p>

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		<p>"It is unlikely that 'At Risk' or 'Threatened' species are present within the site, even on an intermittent basis."</p> <p>Given the sites extensive wetland systems and locality It is considered that the site is within the home range/habitat of the 'Nationally Critical' Australasian bittern (<i>Botaurus poiciloptilus</i>) and nearby populations of 'At Risk/ Declining' North Island Fern bird (<i>Poodytes punctatus</i> subsp. <i>vealeae</i>)</p> <p>It is considered that there are provisions for the protection of wetland habitat on site but considered the significance of the site these provisions would need to be modified to suit the relevant avifauna requirements.</p>
Submission Point 26.4	National Policy Statements (NPS IB)	Consideration of the release of the National Policy statements especially the recently released NPS IB will need to be incorporated into the overall master plan.
Submission Point 26.5	Proposed setbacks	Considering the extent of the wetlands on site and the provisions provided for setbacks (~10m) there appears to be conflict between what is developable land (proposed Residential area), proposed roading network and wetland features. Based on reviewing the structure plan scheme it is evident there are already conflicts between wetland features (and associated setbacks) and proposed roadways and residential zones. Therefore, with the current layout the provisions are not considered effective to manage the effects on the wetland features.
Submission Point 26.6	Proposed protection	It appears there are no proposed provisions for the legal protection of ecological features and/or any practical considerations of protective fencing etc. Furthermore, a higher consideration needs to be taken in relation to animal controls. The potential to introduce over 600 cats into the environmental could be seen as

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		rather counter productive to proposed ecological protection and enhancement. (especially considering the habitat of bittern).
Submission Point 26.7	Traffic Cove Road One Lane Bridges	Currently Cove Road has two one lane bridges (prone to flooding) which will fundamentally be servicing two new proposed plan changes which both propose to provide for hundreds of new road users. The roads are already too dangerous for pedestrian use and dangerous for cyclists. Increased traffic will make this one lane bridges far more congested and unsafe for any form of pedestrian or cycle access.
Submission Point 26.8	Public Access	Mangawhai already has significant access issues especially to its main beach. Gated communities such as Bream tail farm have further increased this issue. Forms of connectivity through the site especially into areas such as creating pedestrian access north along Cove Road could be seen as beneficial outcomes for the development of the site.

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*Figure 1: Showing managed (sprayed and mown) wetlands near northern boundary
5/5/2023*



*Figure 2: Showing managed (sprayed and mown) wetlands near northern boundary
5/5/2023*

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*Figure 3: Showing managed (sprayed and mown) wetlands near northern boundary
22/8/2023*



*Figure 4: Showing managed (sprayed and mown) wetlands near northern boundary
22/8/2023*



Figure 5: Overview of an example of recently modified wetland areas as shown in (figure 1 & 2) near the northern boundary.

In conclusion I seek to see amendments made to The Private Plan Change 84- Mangawhai Hill based on the general suitability of the site, existing ecological features, traffic, public access to resources (primarily north along Cove Road).

Subject to changes in the master plan and surety provided for the identification and delineation of ecological features (with appropriate setbacks) and their legal protection, connectivity and improvements in pedestrian links the Plan Change may be supported.

Kind regards,

Jack Warden

2116D Cove Road