

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	Ken and Sheryl Gow
Street number and name	12 Kuaka Crescent
Town	Mangawhai
Contact phone	0275231783

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

sherylgow@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

Please attach the required Documents

- 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)

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

Submission Point 28.1

We live at the property 12 Kuaka Crescent which backs onto the paper road bordering the proposed Mangawhai Hills development. We would like to oppose the submission as we are concerned that the paper road that has been designated will be changed into residential properties which could be several stories high overlooking our house. There is a possibility that these sections would be sold with the intention to build high to capture the Mangawhai Sand Dune and Estuary views. We would be greatly affected by this as it would intrude on our privacy and afternoon/evening sun.

Some of our suggestions are as follows:

- We strongly suggest a reserve the width of the paper road to maintain privacy and space and allow access by all along the ridgeline to the top of the hill. We notice the 10% of open spaces are mostly the designated sports grounds at the entrance of the development at Moir Road. It is important that there are other areas for families throughout the development for recreational use. A reserve running along the paper road to the top of the hill will allow the panoramic views to be enjoyed and shared by all rather than a few highly priced residential owners.

- If this reserve option was not accepted we would like to see covenants included to restrict building to single storied dwellings to ensure our privacy is protected and we won't have properties towering over us trying to capture the views to the North.

Submission Point 28.2

- We would also like to see setbacks introduced for the same reason as above.

Example - supports the growth of Mangawhai

3E Do you want to make a submission on another provision?

- Add another submission point
- I'm finished

- **The specific provision of the proposal that your submission relates to:**

4A

(For example - Zoning)

Stormwater Drainage

- Do you support or oppose the provisions stated above?

4B

- Support
- Oppose

- What decision are you seeking from Council?

4C

- Retain
- Amend
- Add
- Delete

- Your reasons.

4D

Submission Point 28.3

If any residential properties were to be built along our boundary where the existing paper road is, we would like to see stormwater drainage designed to capture any runoff to ensure the future stormwater is redirected away from our property and away from the Vista Verona stormwater catchment area.

Example - supports the growth of Mangawhai

4E Do you want to make a submission on another provision? Add another submission point I'm finished

• **The specific provision of the proposal that your submission relates to:**

5A

(For example - Zoning)

Traffic

• Do you support or oppose the provisions stated above?

5B

Support

Oppose

• What decision are you seeking from Council?

5C

Retain

Amend

Add

Delete

• Your reasons.

5D

Submission Point 28.4

We would like to suggest the road widths for the new Mangawhai Hills development are to the current Council Standards to encourage room for cars passing and carparking on side of the roads. Narrow roads with islands used for traffic calming is not what the community would like. This results in traffic congestion and no room for parking when there are family gatherings. There also needs to be enough off street parking to ensure the residents are not using the road street parking for permanent parking.

Submission Point 28.5

We would like to suggest an adequate design is implemented on the Moir Road/Urlich Drive intersection as this development will be adding to the existing traffic volume on Moir Road and the sports grounds will also be congested at certain times.

Submission Point 28.6

We would also like to suggest an adequate design for the Old Waipu Road/Molesworth drive. If the road is connected up (shown as future connection) to Cove Road, this will result in a much higher volume of traffic. This potentially could become a new collector road. There is also a new subdivision covering the area between Old Waipu Road and Molesworth Drive which is using the Old Waipu Road as entry/exit, this will add to the volume of traffic at the Old Waipu Road/Molesworth intersection.

Example - supports the growth of Mangawhai

5E Do you want to make a submission on another provision? Add another submission point I'm finished

• **The specific provision of the proposal that your submission relates to:**

6A

(For example - Zoning)

Schooling

• Do you support or oppose the provisions stated above?

6B

Support

Oppose

• What decision are you seeking from Council?

6C

Retain

Amend

Add

Delete

• Your reasons.

6D

Submission Point 28.7

We strongly suggest a local high school be built in the Mangawhai area. It is not acceptable that all these developments are being approved and yet a high school to provide a nearby and well overdue education system for our youth is not provided. Our local primary school is at capacity at 800 students and where do our year 9 -13's go to from here? They are shipped out on buses to several different rural high schools minimum 40 minutes away. These children are put at risk during storms and weather events and are spending unnecessary time on buses. Or at worst our youth are being sent away to private boarding schools or spending hours in cars to access better education from other schools. The local Otamatea High School has doubled in size in the last 3 years mostly due to population growth in Mangawhai.

Does land from Developments like Mangawhai Hills need to be put aside for important resources eg schooling for our future adults of Mangawhai? Should the Council be pushing for this. The time to build a High School is now, it takes time to design, build and employ staff, if something is not done now it will be too late. Already families are choosing to move away or not move here due to the lack of High Schooling in the area.

**Example -
supports
the growth
of
Mangawhai**

- If you have another further submission to make, please submit this form and start a new one.
- 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

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