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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

Martina Tschirky

Street number and name

17 Kapawiti rd

Town

Mangawhai

Contact phone

0274490464

Email address for correspondence

(one email address only)

flowerpowernorthland@gmail.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 here

1E

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 2D the hearing? *

Yes

No

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[PublicVoice](#)

Submission to Plan Change PPC84 (Mangawhai Hill)

**Submission
Point 41.1
(minimum house
site)**

I think that the application has merit but not in its current form- there are too many houses proposed, resulting in very small sections. A plan change to zone to residential could be granted but a minimum house site of 250m² should be observed in my view and a maximum number of houses stipulated. The proposed village should contain 300 houses maximum, not 600.

**Submission
Point 41.2
(proposed
village)**

There are very good points about this subdivision, such as protecting and enhancing existing native vegetation and wetlands and creating a much needed new road to reconnect Old Waipu road and Cove road and create walking/ biking options. To have the houses clustered and have buffer zones around is the way of the future and that's suggested here.

On the negative side is the steep terrain and multiple waterways and wetlands to manage, especially on the Tara road side where the houses will be- the earth works will be a mammoth task and the soil destabilized.

Also recent storms have resulted in flooding of the lower Tara road and storm water discharge will be much higher in the future in areas with houses.

Mangawhai is literally exploding with development and KDC could easily create an oversupply of sections by allowing this plan change- we are not close enough to Auckland to warrant such tremendous growth. Our roads and waste water facility are already under great strain and we are in great danger of losing our coastal village character for good

I would like to be heard at the hearing, with kind regards, Martina Tschirky