



Submission Withdrawn 7 December 2023
Submitter No.45

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* Moana Views Committee							
Surname* Moana Views Resident Society Incorporated 2135648							
Agent (if applicable)							
Postal address* P O Box 259, Mangawhai							
					Postcode 0540		
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Email address for Submitter* mvbc161@gmail.com							
Email address for Agent (if applicable)							
Please select your preferred method of contact*				X	By email		By post
Correspondence to*	X	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 We 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

Your signature: ...XXXX

Date: 20/9/23

(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.

Attachment to Submission on a notified proposal for Private Plan Change 84 – Mangawhai Hills Limited, Clause 6 of Schedule 1, Resource Management Act 1991

Specific Provision	Support?	What decision we are seeking from Council?	Reasons
Zoning	Oppose	<p>Council to reject this request, or ask for an amendment of the application for rezoning from Residential Zone to Rural-Residential Zone 1, The Moana Views Committee support the development of the Frecklington Farm from Residential Zone to Rural-Residential Zone 1 <i>(Zone: Rural-residential Zone 1, Description: Large Residential Lots, Minimum Lot Sizes: 0.4 – 0.8ha)</i> as per the Spatial Plan for Mangawhai.</p>	<p>The application under review requests a plan change from Rural Zone to Residential Zone.</p> <p>The Mangawhai Spatial Plan rates the Frecklington Farm under Rural Residential Zone.</p> <p>Moana Views are also rated as Rural Residential, Zone 1 (Large Residential Lots).</p> <p>The reason for this rating as described in the Spacial Plan Assessment, Area K informs that “...<i>The lots on Tara Road borrow the landscape value of Frecklington Farm and so this should be a consideration when determining the design of Frecklington farm and its intensity...</i>” This rationale clearly intended for the proposed development described in support of the application for rezoning, presently under review by the Council, to look to the developments on the western side of Tara Road (Area K), of which Moana Views is a large part, to inform the correct zoning for the proposed farm development.</p> <p>This aspect has not been addressed at all in Appendix 12: Evaluation of alternative options to achieve plan change objectives and efficiency and effectiveness of the provisions.</p>

Submission Point 45.1

Submission
Point 45.2

Mangawhai Development Area	Support	Council to accept the non-residential aspects of the development proposed	The Moana Views Committee support 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
Transport Assessment – Proposed Site Access (South), directly opposite the entrance to the Moana Views development at 161 Tara Road.	Oppose	Council to reject this part of the Proposal, The Moana Views Committee opposes any site access directly opposite the entrance to Moana Views at 161 Tara Road.	A transport assessment (Appendix 6) for the proposed Private Plan Change (PPC) indicates a Site Access (South) as part of its assessment. On the various maps of the development in the entire Application it clearly indicates this entrance as one of the major entrances to, and exits from, the This proposed Site Access (South) is directly opposite the entrance to the Moana Views development at 161 Tara Road. Development. Some 40% of the total trip distribution of an estimated 4920 daily trips to and from the development area – compared with “Information from Mobile Road shows that in June 2020, Tara Road had a maximum average daily traffic (ADT) of 897 vehicles per day.”.Should this proposal be accepted by Council, the position of this entrance/exit will become a major 4-way traffic intersection or roundabout that would require careful consideration, especially should the Council accept the proposal as it stands. The Transport Assessment considered only the normal house members in their volume assessments.

Submission
Point 45.3

Submission
Point 45.4

<p>Transport Assessment – Proposed Site Access (South), directly opposite the entrance to the Moana Views development at 161 Tara Road.</p>	<p>Oppose</p>	<p>The Moana Views Committee opposes any site access directly opposite the entrance to Moana Views at 161 Tara Road.</p>	<p>The assessment did not consider any additional traffic volumes from construction related vehicles during the 10-year development period proposed.</p>
<p>Urban Design – colour pallett</p>	<p>Support</p>	<p>Council insists on an amendment to address the Colour Pallet of residential housing. The Moana Views Committee supports the Structure Plan Response, as indicated in Appendix 4 with the added request that Council insists on an amendment to address the Colour Pallet of residential housing.</p>	<p>The design is to reflect muted tones and colours and to respect the congruence of the surrounding area taking its guidance from existing Council demands imposed on properties to the western boundary area.</p>

**Submission
Point 45.5**

<p>Urban Design – lighting effects</p>	<p>Support</p>	<p>Council to request a low impact lighting assessment of the residential housing development proposed.</p> <p>The Moana Views Committee supports the Structure Plan Response, as indicated in Appendix 4 with the added request that Council request a low impact lighting assessment of the residential housing development proposed.</p>	<p>The Moana Views Committee is of the view that our unpolluted night sky vision aspects of the area should be protected, and should any external lighting be required within the boundaries of the proposed development, that it respects this 'public asset' of this neighbourhood.</p>
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