



**Submitter No.46**

**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)*

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Email address for Agent (if applicable)			
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			By post
Correspondence to*	<b>X</b>	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  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:

- adversely affects the environment; and
- 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
<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?

**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"> <li>• Support?</li> <li>• Oppose?</li> </ul>	What decision are you seeking from Council?  Select which action you would like: <ul style="list-style-type: none"> <li>• Retain</li> <li>• Amend</li> <li>• Add</li> <li>• Delete</li> </ul>	Reasons
<i>Example:</i> Zoning	<i>Example:</i> Support	<i>Example:</i> Retain zoning for proposal	<i>Example:</i> Supports the growth of Mangawhai
Please see the attached letter			

Your signature: *NRKUL* *Alshh* Date: 26 / 09 / 2023  
 (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](mailto: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.

25 September 2023

Dear Kaipara District Council,

**Submission Point 46.1**

We oppose Plan Change **PPC84 Mangawhai Hills Limited** to rezone 218.3 hectares of rural land at Cove/Mangawhai Heads Roads in Mangawhai. The Mangawhai Spatial Plan 2020 sets out a vision for Mangawhai, which I think is worth repeating here:

*"Mangawhai will grow well. While we grow, we shall take care of nature, encourage a slow pace and active lifestyle, and retain the coastal character and history".*

The proposed development partially nods in this direction with the limited landscape protection area, on-site water supply, stormwater and wastewater networks, and proposed pathways, however the extreme scale and density of the development does not show Mangawhai "growing well", "encourage a slow pace" or "retaining the coastal character and history".

A development of this scale will forever change the character and visual identity of Mangawhai. Currently there are a series of ridgelines that act to enclose the Mangawhai urban areas (Mangawhai Heads and Mangawhai Village) from the surrounding more rural areas. This proposal would allow urban sprawl over the edge of one of those ridgelines (being the ridgeline that runs along the eastern boundary then curves towards Old Waipu Road and Cove Road to the north). This will fundamentally change the outlook, which is currently larger residential lifestyle lots, and larger rural holdings.

The [Private Plan Change Request Section 32 Document](#) dated 5 March 2023 states in section 5.3 on page 18 that: *"The proposed zoning.. is consistent with the more recent Mangawhai Spatial Plan"* This is simply not true. The Mangawhai Spatial Plan earmarks a portion of the land (which I'd very roughly estimate at less than 1/3<sup>rd</sup> of the 218.3 hectare site) as "Urban Expansion Areas". The remainder of the site is earmarked "Rural Residential (lifestyle) areas" in the Mangawhai Spatial Plan. We would implore you to keep the urban expansion growth to the that which is outlined in the Spatial Plan.

Residents make important economic and life changing decisions based off the District Plan which is in place, and take guidance from the Mangawhai Spatial Plan. It is unfair to all those residents if property developers can affect such a substantial change in the zoning, disregarding the vision in Mangawhai Spatial Plan 2020, all in the pursuit of profit.

The 2018 Census stated there were 600 houses in Mangawhai and 2,000 houses in Mangawhai Heads. I haven't been able to source more up to date figures, but the number will be considerably higher now. If you add in the 700 houses planned in Mangawhai Central, and the hundreds of houses across smaller developments, do we really need another 600 houses in Mangawhai Hills? I fail to see how that growth in housing will allow Mangawhai to live up to the vision above. How 5,000 additional car movements per day will encourage a "slow pace". Mangawhai will then just become another suburb of Auckland.

The Urban Design Statement compares the proposed development to Jack's Point in Queenstown. However, Jack's Point is a 1200ha site, and the development is limited to 5%. I would suggest that the two are very different indeed.

We therefore oppose Plan Change **PPC84 Mangawhai Hills Limited** and implore you to keep the zoning as intended (with the majority of the site retained as Rural or Rural Lifestyle).

Yours sincerely



Nicholas Wilson




Donna-Lee Wilson

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### Document history

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