

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	<input type="text" value="Nicola Campbell"/>
Street number and name	<input type="text" value="38A Staincross Street"/>
Town	<input type="text" value="Auckland"/>
Contact phone	<input type="text" value="0212644392"/>

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

nicola.campbell9@icloud.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

- [Submission Private Plan Change MHills .docx](#)

- 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

Please 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 47.1

Submission point 1 –

Oppose the south-eastern portion of the paper road above Fantail Way being rezoned to Residential.

Reason:

The existing paper road adjacent to Fantail Way contains a significant area of regenerating native bush, as shown in attached images. This area aligns with the native vegetation in the arm of the estuary beside Molesworth Drive, thus forming a natural corridor for birds to travel safely to and for and further inland. It has also drawn people to buy sections in that area, for the multiple lifestyle and health-giving effects.

Relief Sought:

That the vegetation is protected in perpetuity, that the paper road in that area becomes a native reserve and council records of native bush areas be updated to include this area.

Submission Point 47.2

Submission point 2 –

Oppose the formerly farmland area between Fantail Way, Weka St, Daphne Place and Ngaio Close being zoned Residential.

Reason:

This narrow wedge-shaped piece of land is highly desirable for a future Native Bush Reserve for many reasons, while being unsuitable for residential development for several reasons.

1. It includes the closest and most prominent ridgeline to the Mangawhai Village, highly visible and an excellent opportunity for the community to enhance the local environment (see photos attached).
2. As the closest high point to the village it has been used as a refuge during a tsunami warning.
3. The higher end to the south-west is moderate to steeply sloping and therefore not the best situation for housing as described in Appendix 5, Landscape Report, Section 4.20. Existing sections adjacent to this area have extensive shear keys and counterfort drainage to protect against slippage.
4. The lower north-eastern area is boggy and suitable for wetland planting, which will ameliorate existing overland flow in wet weather.
5. There is no lower outlet for stormwater and wastewater.
6. This area forms a buffer between two blocks of subdivision. Appendix 4, Page 22 - Enable a sympathetic transition between the site and the existing urban form and open space in Mangawhai. (see attached)
7. As an area of bush this would serve as a stepping stone for birds travelling between the estuary and inland, as well as a local habitat.
8. Accessible from several directions this area would be a safe and healthy place for recreation, especially for children.

Relief Sought:

Zoning or covenanting this area as Native Bush Reserve.

Submission Point 47.3

Submission point 3 –

Oppose the full length of the paper road being zoned Residential.

Reason:

1. This area forms a buffer between an existing subdivision and any new subdivision on what is now church owned land. Please see attached appendix 4 - Enable a sympathetic transition between the site and the existing urban form and open space in Mangawhai.
2. The paper road is suitable for a walking and cycling path, enabling people to access both the village, school, church, community hall and the estuary when combined with existing and possible future access ways.
3. The existing community you serve would be supported in its health and relatedness to the natural world with a ridge walkway/cycleway along the paper road that gives public access to a 'look out' while motivating behavior change that reduces greenhouse gas emissions, congestion and frustration about traffic and parking.

Relief Sought:

Use of all of the existing paper road as a walkway and cycle way.

Submission Point 47.4

Submission point 4 –

Oppose: the highest area of the ridge being zoned residential.

Reason:

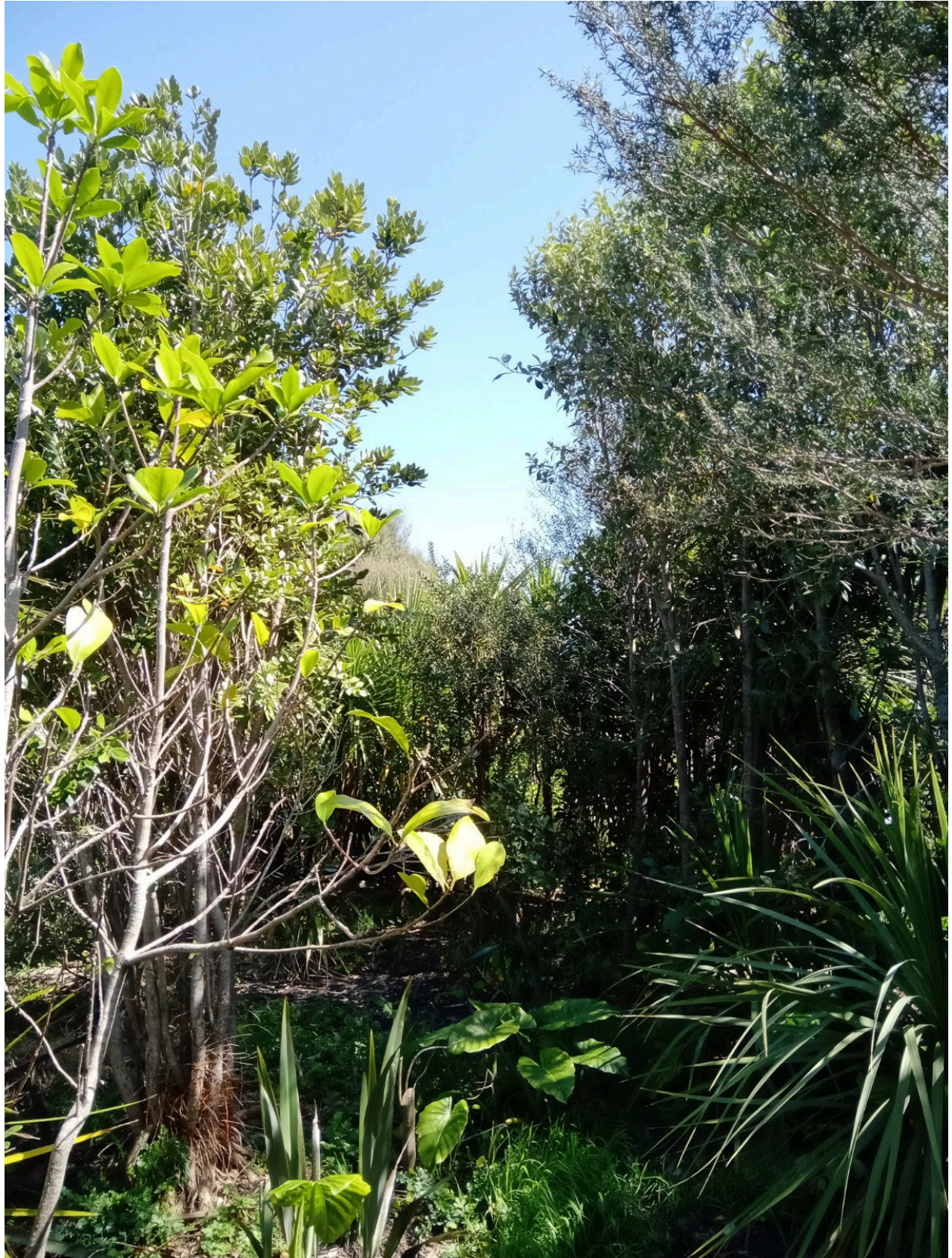
1. This area is visible from all directions.
2. Various councils in NZ place restrictions on building on sensitive ridges.
3. This area connects Urlich Drive with existing bush and a potential walk and cycle way to the estuary.
4. This area is known to be a nesting place for skylarks.

Relief Sought:

Zoning of this area as public reserve or bush reserve, or keep it as currently zoned – ie, rural.











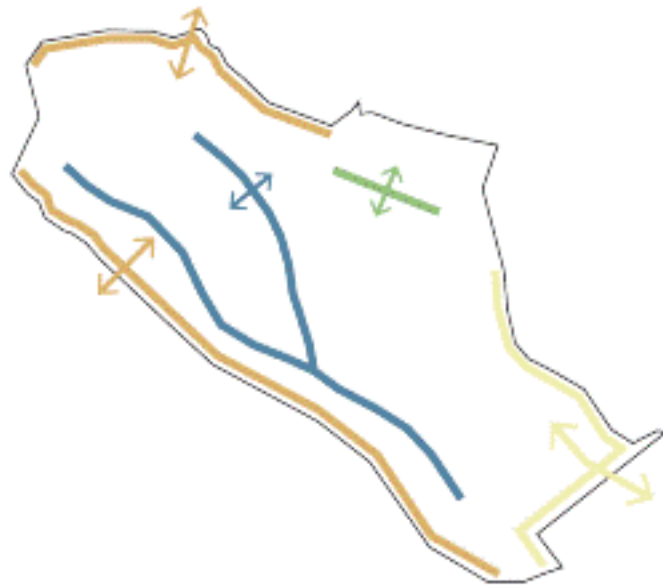








APP 4 Pg 22



Enable a sympathetic transition between the site and the existing urban form and open space in Mangawhai. Provide appropriate interface solutions on edges requiring specific treatments.

