



Submitter No.52

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*				Paula				
Surname*				Rerner				
Agent (if applicable)								
Postal address* 110 MOIR ST MANGAWHAI								
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Email address for Agent (if applicable)								
Please select your preferred method of contact*				<input checked="" type="checkbox"/>	By email		<input type="checkbox"/>	By post
Correspondence to*	<input checked="" type="checkbox"/>	Submitter (you)		<input type="checkbox"/>	Agent		<input type="checkbox"/>	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:

- (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

Note:

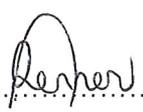
If you are a person who could gain an advantage in trade competition through making a submission on PPC84 you may only make a submission if you are directly affected by an effect of PPC84 that adversely affects the environment; and does not relate to trade competition of the effect of trade completion: 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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, will you consider presenting a joint case with them in the hearing?	<input checked="" type="checkbox"/>	Yes	<input 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
Submission Point 52.1 (combined with attached Addendum) Zoning	Support	Retain	Like Mangawhai Hills urban design. Supports Growth
<i>Zoning ref attached addendum - personal rezoning request.</i>			

Your signature:  Date: 25 September 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 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.

Addendum - Submission Mangawhai Hills Limited

I am supportive of the overall Plan Change proposal, with the proposal to re-zone land.

With regard to the zoning of Moir Street, for my part, I would like to suggest that my property, at 110 Moir St, be considered for 'Commercial' designation. The Draft Plan currently proposes commercial rezoning down as far as Urlich Road.

Beyond this is the Urlich block (to be utilised for community), then Walters law (already with a commercial aspect to it), then my property. The Domain is across the road from me.

It would make sense to extend this commercial potential to my property.

There are few 'large' properties near the town centre for such purposes and I believe this could offer interesting options as the area expands.

I feel there is a huge benefit to having a larger block available to support expansion as there are many activities, for example, educational facilities, conference centre, wedding venue, and many more, that require more space.

Thank you for your consideration.



P Renner

25.9.23