

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	Steve Brabant
Street number and name	15 D Lee Place
Town	Mangawhai Heads
Contact phone	0273032840

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

tradersb@hotmail.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

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 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)

8.3 Transport

- 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

Submission Point 60.1

The application states 8.3 "When these trips are assigned to the wider road network, there are noticeable effects onto the intersection of Molesworth Drive and Old Waipu Road".

Then it states "To mitigate the effects of the proposal, the intersection should be upgraded to either a signalised intersection or roundabout (subject to more detailed assessment and investigation) to improve the intersection's capacity and reduce delays to an acceptable level"

Questions
 Is MHD committing to pay for this upgrade?
 Is Council and therefore Ratepayer to pick up cost?

Is there any appetite for "signalised" lights in Mangawhai?

The predicted 4,920 daily trips (the modelling appears to be based on traffic movements in Nov 2022 and then projected at 1% per annum). Has this Transportation Assessment been independently validated by council?
 Was this day in Nov 2022 a typical, non-typical representation taking all variables into account?

The summary statement for 8.3 "potential effects with respect to transportation will be less than minor."

Based on the above unknowns I do not see how effects can be assessed as less than minor.

I would ask for an independent report that addresses all these issues and gives an unbiased assessment.

Example - supports the growth of Mangawhai

- 3E Do you want to make a submission on another provision? Add another submission point I'm finished

- **The specific provision of the proposal that your submission relates to:**
4A
(For example - Zoning)

8.4 Infrastructure Wastewater

- Do you support or oppose the provisions stated above?
4B
 Support
 Oppose

- What decision are you seeking from Council?
4C
 Retain
 Amend
 Add
 Delete

- Your reasons.
4D

Submission Point 60.2

Example - supports the growth of Mangawhai

This is probably the lightest on detail or planned approach in the whole application.

To state that approval should go ahead because there are three options " wastewater disposal will be provided by way of either connection to reticulated infrastructure where capacity if available or onsite disposal to individual systems or a community treatment plant." doesn't address the issue that two of these options have no approval and onsite disposal for up to 600 dwellings is even possible.

I would like to see detailed reports on all three options with an independent validation that any of them are feasible.

The application states "Future Resource Consent applications will require a robust assessment to be undertaken at the time of development. Furthermore, the proposed provisions ensure that there are engineering solutions available to service future development.

Surely the robust assessment is required before Zoning approval is granted otherwise it will be too late.

4E 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](#)