

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	Steven Reid
Street number and name	11 De Boer Lane
Town	Kaiwaka
Contact phone	0212321217

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

axlebend@gmail.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

- [IMG5614.JPG](#)
- [IMG5613.JPG](#)
- [IMG5612.JPG](#)
- [IMG4915.JPG](#)
- [IMG4914.JPG](#)

- 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

Submission Point 64.1

Example - supports the growth of Mangawhai

I oppose the change of zoning because of loss of good productive farmland. Farmers need support and reducing the availability of farmland is a negative move. The economy needs to maximise our agricultural exports to help overcome the terrible state of the NZ economy. This has always been a rural area and should remain a rural area. We moved here fifteen years ago to enjoy a rural lifestyle growing olives, vegetables and beekeeping. The proposed zoning changes will have a negative impact on our rural lifestyle and all others in this area will be similarly affected. There is already heavy traffic on Cove Road travelling at high speed which is not policed. It is very difficult to exit safely from De Boer Lane onto Cove Road. A new road onto Cove Road as shown in drawing will cause immense traffic problems in this area. The increased traffic from the proposed 800 new houses will make the area even more dangerous than it is now. It is no longer safe for pedestrians to walk on Cove Road or ride a bicycle. Then there would be services required for 800 houses that have not been addressed in the application such as power, water, rubbish disposal, noise control, pollution, road maintenance, sewerage. I understand that the sewerage system is already working to full capacity. We already have a major water problem for which the council is to blame. The Council installed a culvert which directs storm water on to our property from the opposite side of Cove Road. I have attached some photographs to show how our land is affected by this. After every rainfall water is discharged onto our land which causes it to become saturated. Lawns cannot be mowed, trees are killed and worst still the water running over our property goes onto De Boer Lane and washes road metal away. Four years ago an even larger culvert pipe was installed contrary to advice from Council Engineers. This has gone on for a very long time despite many promises that the problem would be fixed. There is no easement for this discharge of water onto our property and the problem will get much worse if houses are allowed to be built opposite us without a proper plan for storm water disposal and remedy for existing problem, I imagine that other parts of the proposed rezoning will cause similar problems in other locations. The scale of the proposal is far too large for this area and should be declined completely.

- 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](#)



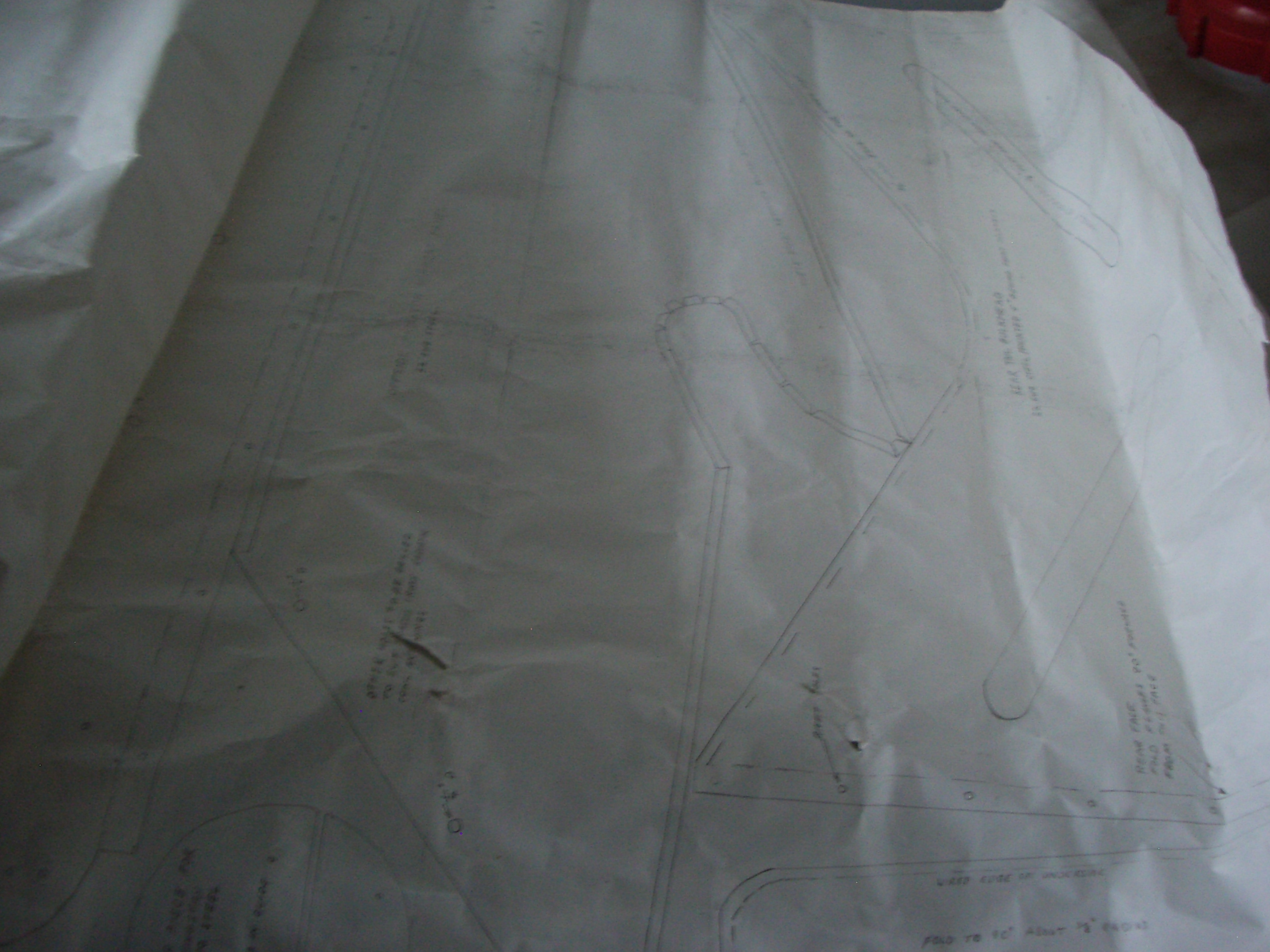




WEAR SIDE RADIATOR SUPPORT PANEL
22.5 MG STEEL. THE HOLES ARE TO BE MADE
SAME AS FOR THE OTHER PANEL.

OUTLINE OF SHEET FOR BODY OF THE RADIATOR





SEAM THE BUSTHEAD
TO THE WAISTHEAD
AND THE COLLAR

SEAM THE BUSTHEAD
TO THE WAISTHEAD
AND THE COLLAR

SEAM THE SKIRT HEAD
TO THE WAISTHEAD
AND THE SKIRT TAIL

SEAM THE SKIRT HEAD
TO THE WAISTHEAD
AND THE SKIRT TAIL

SEAM THE SKIRT HEAD
TO THE WAISTHEAD
AND THE SKIRT TAIL