

## 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

<b>Your first and last names</b>	Terry Harris
<b>Street number and name</b>	176 Garbolino Road,, RD 2, Kaiwaka, RD 2, Kaiwaka
<b>Town</b>	Mangawhai, Mangawhai
<b>Contact phone</b>	+64273236713

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

tandpharris@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

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)

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 68.1**

Moving back from a position in the South Island in 2010, my wife and I looked for a suitable spot to live between our family, from Whangarei to Hamilton. Mangawhai was ideal and we bought an existing property here. Sadly, over the last few years rapid subdivision and building has occurred much to the detriment of what a pleasant community should be, to become one now with an invasive daily phalanx of never ending trucks and other vehicles in the once pleasant environs.

Parking has now become a trial in both Village and Heads, while at times, parked crowded boat trailers are already flooding up Alama Crescent.

In my view, the only reason that this application has been made, is an attempt by an Auckland firm benefiting financially for those involved, to Mangawhai's present ratepayers detriment. To re-zone this submission to Urban will increase drastically, existing pressure on other scant services.

The Medical Centre is already under much pressure and with many retired here, will hardly survive much more, as will the Veterinary Centre.

The above, is of much concern to all of the many I have discussed this with.

**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)

The creation of a mangawhai Development area with core provisions

- 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 68.2**

As an experienced Engineer, both in Local government and the private sector, I can only observe the Structure Plan submitted is idea without depth or detail - Much is indicative and merely, I think, trying to make a play that they are enviromentists first and foremost. A nice ploy perhaps, to get over the a hurdle, yet make it urban!

There will be much to consider, not least, the effect on the Village stormwater run-off, with the 5.1 Structure Plan's introductory blurb appears to be of a somewhat sickening flannel, to my old eye and in my opinion.

**Example - supports the growth of Mangawhai**

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](mailto:districtplanreview@kaipara.govt.nz) or phone 0800 727 059

• [PublicVoice](#)