



Submitter No.70

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* Frances & Wayne

Surname* Maclennan

Agent (if applicable)

Postal address*

24 Carnell Place

Mangawhai

Postcode 0573

Contact phone

Daytime phone

Mobile phones: 0211040446 and 0211415163

Email address for Submitter* wfmaclennan@gmail.com

Email address for Agent (if applicable)

Please select your preferred method of contact*

By email

By post

Correspondence to*

Submitter (you)

Agent

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
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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
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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
Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai
See attachment below.			

Your signature: Wayne & Frances MacLennan

Date: 25/09/2023

(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.

Attachment 1:

Our submission relates to the following matters:

- Mangawhai Spatial Plan
- Floodwater management
- Servicing
- Restoration

Mangawhai Spatial Plan

Submission Point 70.2

The recently published Mangawhai Spatial Plan (December 2020) was developed in conjunction with the Mangawhai community and adopted by the Kaipara District council. The aim of the Spatial Plan is to provide a high-level 'spatial picture' of how Mangawhai could grow over the next 20-25 years, address the community's social, economic and environmental needs, and respond to its local context.

The application site is located within the geographic scope of the Mangawhai Spatial Plan. A small section in the southern corner of the site is located within an area identified of 'urban residential growth area' within Area D. The majority of the site is located within an area identified as the 'Frecklington Farm'. The area identified as 'Frecklington Farm' is anticipated to be developed as a rural-residential zone with an anticipated density of 79 dwellings with a population of 190.

In contrast to the development anticipated by the Mangawhai Spatial Plan, the proposed plan change seeks a residential style of development with 1000m² sections sizes with proposed building coverage of 30% and site coverage of 50%. The transport assessment associated with the plan change states that the plan change will facilitate the development of approximately 400-600 dwellings. This does not fit with the rural-residential style of development anticipated within the Mangawhai Spatial Plan. In addition, we consider this does not align with the existing rural-residential character of the wider Tara Road environment.

We disagree with the conclusion reached in the applicant's further information response that suggests that the plan change is entirely consistent with the Mangawhai Spatial Plan and will achieve all of the outcomes sought. If the plan change was to be entirely consistent with the Mangawhai Spatial Plan we consider the area identified as the identified as the 'Frecklington Farm' should have greater focus on rural-residential character with larger minimum area requirements for dwellings, smaller building coverage standards, and smaller impervious surfaces standards.

We oppose the residential density and design that is proposed within the plan change.

Floodwater management

Submission Point 70.3

The bottom of Tara Road flooded in two places during Cyclone Gabrielle with all the current native forest and permeable surfaces along the Tara Valley. With fairly dense residential development flooding will be an even greater problem even with more riparian planting. The land development report associated with the plan change has demonstrate that in all three modelled scenarios the flood depth and flood velocities will increase as a result of the proposed development. The report has not considered how this will affect flooding on Tara Road.

We consider further assessment is required to determine the potential flooding effects on Tara Road as a result of this plan change.

Servicing

Submission Point 70.4

Wastewater disposal and electricity infrastructure are not clearly outlined. In relation to wastewater, several options have been proposed within the various engineering reports. For a plan change of this size, much greater clarity is required as to the method of wastewater disposal to ensure that the potential adverse effects of that disposal system can be considered.

We consider the details of the wastewater disposal method and potential adverse effect should be established prior to and re-zoning being approved.

Restoration

72.5 We support the native revegetation and riparian restoration proposed as part of the plan change. We note that extensive native re-vegetation has occurred as part of the subdivision at Carnell Place, and we support the idea there could be greater ecological linkages developed as part of this plan change. If approved, we support the retention of these aspects of the plan change. We note there is a bird sanctuary near the intersection of Tara Road and Moir Road bordering on the stream. This has not been considered with the application documents it is not clear what impact the development may have on this area.

Submission Point 70.1

Conclusion

We consider much greater detail is required to understand the effects of this plan change. If greater detail was provided as to the flooding and servicing effects of the proposal, we could support plan change that adopted a density akin to that proposed within the Mangawhai Spatial Plan with a rural-residential character and a minimum section size of one hectare.

Based on the current level of information provided within the application and the residential nature of the development, we oppose this proposal.