

Further Submission No.1

Form 6

Further Submission on Private Plan Change 84 proposed to the Operative Kaipara District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

This is a **further** submission in support of or in opposition to a submission already received by Kaipara District Council on Private Plan Change 84 – Mangawhai Hills Limited No **new** submission can be made.

The purpose of this Private Plan Change is:

- To 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.

You can read the Private Plan Change application documentation on the Kaipara District Council website here:

www.kaipara.govt.nz/mangawhaihills

Privacy Act Note

Please note that all information provided in your further 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.

Further Submitter Details

(Please note that any fields with an asterisk () are required fields and must be complete*

d)

First name* Berggren Trustee Co. Limited (Maria)

Surname* Berggren

Postal address* 106 Moir Street, Mangawhai

Postcode

Contact phone 021-023-38434

Your email address* soapladynz@gmail.com

Please select your preferred method of contact*



By email

By post

Do you have an Agent who is acting on your behalf?



Yes

No

Agent name: The Planning Collective

Agent email address
Burnette@thepc.co.nz

Correspondence to*

Further submitter (you)

Agent



Both

I am *(tick the most relevant box)*

a person representing a relevant aspect of the public interest; or

✓	a person who has an interest in the proposal that is greater than the interest the general public has; or
	the local authority for the relevant area

Your Further Submission must have the correct Submission No. and Submission Point/s from the original submission.

To find this information, refer to the Summary of Submissions that is on our website:

www.kaipara.govt.nz/mangawhaihills

click on Submissions at the bottom of the web page

I (<i>tick applicable</i>)	<input type="checkbox"/> support	<input type="checkbox"/> Oppose the original submission of submitter
Submitter Name: As attached		Submission No: As attached
		Submission Point/s: As attached

Clearly indicate which specific parts of the original submission you support or oppose

(You are welcome to type this information in a separate document and attach the document to this form when you submit it to our office)

As attached

The reasons for my

support

opposition are

State, in summary, the nature of your further submission giving clear reasons: *(you are welcome to type this information in a separate document and attach the document to this form when you submit it to our office)*

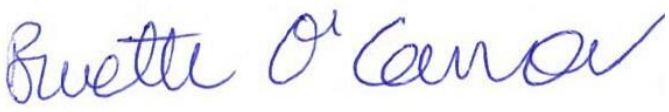
As attached

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	✓	Yes		No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	✓	Yes		No

Points to remember as a further submitter

- A copy of your further submission on PPC84 must be served on the original submitter within five (5) working days after it is served on the Kaipara District Council.
- **It is your responsibility to send a copy of your further submission to the original submitter within 5 days of completing this form. You will find the Submitter Contact Details on our website: www.kaipara.govt.nz/mangawhaihills (click on Submissions at bottom of web page)**

Your signature: 	Date: 20/12/2023
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(A signature is not required if you make your submission by electronic means.)

Please return this further submission form and any attachments **no later than 5pm on Tuesday 19 December 2023** to:

Kaipara District Council
 Private Bag 1001 **Dargaville 0340** or
 Email: planchanges@kaipara.govt.nz or

Hand-deliver this further submission to: Kaipara District Council, 32 Hokianga Road, Dargaville or
 Kaipara District Council, 6 Molesworth Drive, Mangawhai

19 December 2023

Kaipara District Council

Attention: Meagan Walters



Dear Meagan,

RE: Further Submission to the Private Plan Change 84 – Mangawhai Hills Limited

Please find attached further submissions made on behalf of Berggren Trustee Co. Limited– Submitter #4 to the Private Plan Change 84 (PPC84) to the Operative Kaipara District Plan.

In summary, as detailed in the original submission, Berggren Trustee Co. Limited / Maria Berggren supports Proposed Plan Change 84 – Mangawhai Hills in principle however, there are matters of detail that need to be addressed in order for the rezoning to be supported.

Specific provisions are required to directly address infrastructure issues and secure outcomes that are stated in the technical reports to be outcomes that will be achieved by the proposed urban zoning of the land. Without changes to secure outcomes the plan change is not in keeping with the objectives and policies of the relevant planning documents, including those of the National Policy Statement Urban Development and the Northland Regional Policy Statement.

The nature of its submission and the impact of the proposal (PPC84) on land owned and occupied by Berggren Trustee Co. means that the submitter has an interest greater than the public generally.

The submitter seeks that the proposal is accepted with changes to address the matters raised in the submission. Further submissions are set out in **Attachment 1**.

Maria Berggren wishes to be heard in support of its further submissions.

Yours sincerely



Burnette O'Connor
The Planning Collective Limited
Ph: 021 422 346
Email: burnette@thepec.co.nz

Attachments:

1 - Further Submissions Table

Attachment 1: Further Submission Table for Mangawhai Hills Limited Private Plan Change 84

	Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
FS1.1	2	2.1	Alida van Niekerk	<ul style="list-style-type: none"> Supports developing Frecklington Farm but opposes its proposed rezoning to Residential Zone. Suggests rezoning to Rural-Residential Zone based on the Mangawhai Spatial Plan. Emphasizes the need to consider landscape values from neighboring developments like Moana Views, rated as Rural Residential. 	Oppose	Zoning the land rural residential is an inefficient use of land situated adjacent to the existing urban area.	Zone the land for urban / residential purposes as sought but add provisions to ensure road networks, provision of infrastructure and other outcomes as stated in the submission are secured.
FS1.2	2	2.3	Alida van Niekerk	<ul style="list-style-type: none"> Concern with the transport entrance to Moana Views at 161 Tara Road. The Transport assessment has indicated this as a major access point, concerns arise as the assessment only considered normal household trips and not the estimated 4920 daily trips, requiring further clarification. Construction traffic volumes have not been considered for the site access area to Moana Views at 161 Tara Road. 	Support to the extent of matters raised in the primary submission.	<p>Development Area provisions should be included to secure the required road upgrades recommended in the Transportation Assessment.</p> <p>Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.</p>	Ensure there are specific and clear provisions to secure road connections between Cove Road and Moir Street.

	Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
FS1.3	3	3.1	Bevan and Shelley Pulham	<ul style="list-style-type: none"> • Objections to the vague Structure Plan, which includes potential roads impacting the natural environment. • Specific concerns include opposing the development of a primary road network and residential areas, anticipating adverse impacts on the environment and surrounding properties. • Uncertainty and lack of clarity regarding the proposed road connections. 	Support in part to the extent of matters raised in the primary submission.	<p>Uncertainty about future planning for infrastructure – certainty is required and self-servicing proposals need to be considered in a wider environmental framework including the integration of urban development with infrastructure and the funding of that infrastructure.</p> <p>Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.</p>	Add specific provisions to secure the required infrastructure in an efficient and timely manner.
FS1.4	3	3.2	Bevan and Shelley Pulham	<ul style="list-style-type: none"> • Concerns about adverse impacts on ecology and natural features, particularly related to the development of a Primary Road in the southeast, behind the church-owned land and connecting to Wilson Street. • The proposed road does not align with the natural features of the surrounding landscape. 	Support in part to the extent of matters raised in the primary submission.	Ground truthing is required to ensure accurate identification of freshwater and terrestrial ecological features consistent with the relevant National policy Statements and National Environmental Standards.	Undertake specific assessment of ecological features within the plan change area and add provisions as necessary to secure appropriate outcomes.
FS1.5	3	3.3	Bevan and	<ul style="list-style-type: none"> • Objecting to the proposal allowing "any necessary consequential amendments to the Kaipara District Plan Maps." 	Oppose	Use of the land for urban purposes is supported and the land should be	Allow in part

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought	
FS1.6		Shelley Pulham	<ul style="list-style-type: none"> Concerns involve the impact of indicative road networks and rezoning for residential development on the property and surroundings, especially the natural environment. Opposes amendments without proper consultation. 		<p>zoned to enable efficient use of the urban land resource.</p> <p>Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.</p>		
	5	5.1	Craig and Rebecca Owen	<ul style="list-style-type: none"> Supports the development of Frecklington Farm. Requests amendment to rezone from Residential Zone to Rural-Residential to align with the Mangawhai Spatial Plan 	Oppose	Zoning the land rural residential is an inefficient use of land situated adjacent to the existing urban area.	Zone the land for urban / residential purposes as sought but add provisions to ensure road networks, provision of infrastructure and other outcomes as stated in the submission are secured.
FS1.7	5	5.4	Craig and Rebecca Owen	<ul style="list-style-type: none"> Oppose entrance to Moana Views at 161 Tara Road. Creation of a major intersection in an area with already heavy traffic. Careful consideration is needed in regard to traffic volume and during the 10-year development period. Current roading is not adequate for the amount of traffic estimated – uncertainty 	Support in part to the extent of matters raised in the primary submission.	<p>Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.</p> <p>Development Area provisions should be included to secure the required road upgrades recommended in the Transportation Assessment.</p>	Allow in part

FS1.8

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
	5	Craig and Rebecca Owen	<ul style="list-style-type: none"> • Future proofing for climate effects. • Flooding on Tara Road in the past is a cause for concern in terms of development. • Requests that council implement future proofing for stormwater. 	Support	Flooding matters need to be appropriately assessed and considered.	Ensure the proposal accurately assesses and includes appropriate provisions to address climate change impacts, stormwater management and flooding effects.
FS1.9	6	Clive Boonham	<p><u>Uncertainty Over Legislative Framework</u></p> <ul style="list-style-type: none"> • Based on KDC Operative District Plan, RMA, and Mangawhai Spatial Plan. • Upcoming NBA and NPF will impact future development. • Three waters legislation uncertain; changes in government may affect current laws. • Proposal to suspend development until legislative clarity is achieved. <p><u>KDC's Lack of Development Strategy</u></p> <ul style="list-style-type: none"> • Past reliance on EcoCare Wastewater Scheme; capacity issues and uncertainty. • Future of wastewater infrastructure unclear. • Lessons from Mangawhai Central highlight financial mismanagement and infrastructure challenges. 	Support in part to the extent of matters raised in the submission	Uncertainty about future planning for infrastructure – certainty is required and self-servicing proposals need to be considered in a wider environmental framework including the integration of urban development with infrastructure and the funding of that infrastructure.	<p>Ensure the plan provisions achieve integration of urban development with the provision of infrastructure including the economically efficient provision of infrastructure.</p> <p>Allow in part</p>

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
			<ul style="list-style-type: none"> • Proposes waiting for election outcome. <p><u>We Must Learn From Mangawhai Central</u></p> <ul style="list-style-type: none"> • Mangawhai Central exemplifies inadequate planning, unmet infrastructure promises, and financial mismanagement. • Doubts over wastewater capacity, reticulated water supply, and electricity. • Urges caution in approving developments without clear strategy and legislative framework. <p><u>Financial Burden of Developments</u></p> <ul style="list-style-type: none"> • Outstanding debt issues, potential impact on ratepayers. • Questions independent infrastructure approach; advocates for community input. <p><u>Public Services, Amenities, and Sustainability</u></p> <ul style="list-style-type: none"> • Criticises plan change justifications, vague and outdated documents. 			

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought	
			<ul style="list-style-type: none"> • Questions justification of rezoning from Rural to Residential. • Urges consideration of Mangawhai's unique character, limited amenities, and infrastructure capacity. • Need for a managed approach to growth and development. <p><u>Cumulative Effect of Development</u></p> <ul style="list-style-type: none"> • Thousands of new lots in pipeline developments. • Population increase and strain on services and amenities. • Need planned, funded, and sustainable development with community input. <p><u>Other Considerations</u></p> <ul style="list-style-type: none"> • Identifies additional concerns: stormwater, pollution, water supply, wastewater, earthworks, roading, urban character, and density. 				
FS1.10	11	11.1	David Parker	<ul style="list-style-type: none"> • Opposes rezoning of land between Tara Road, Cove Road, Moir Road and Waipu Road 	Support in part to the extent of matters raised in	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource subject to	Allow in part

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought	
			<ul style="list-style-type: none"> • Will not promote sustainable management – against Purpose and provisions in RMA, Part 2, NPS-UD and KDP. • Future generation’s needs, social, economic and cultural wellbeing not met. • Mangawhai Development Area – undermines KDP and the draft KDP, fails to assess NPS-HPL, inconsistent with character in MSP. • Not sustainable in providing for traffic, three waters and open space. 	the primary submission.	appropriate provisions to secure the necessary infrastructure in an integrated and timely manner.		
FS1.11	11	11.3	David Parker	<ul style="list-style-type: none"> • Three waters will impact growth. • Wastewater infrastructure cannot support plan. Constraints on service capacity which would require upgrading before implementation of plan. 	Support in part to the extent of matters raised in the primary submission.	There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.	Allow the rezoning subject to provisions to secure the required infrastructure in an efficient, coordinated and timely manner.
FS1.12	11	11.5	David Parker	<ul style="list-style-type: none"> • Support for reserves and recreational space is unclear • Recognises support for community facilities -this would require support 	Support in part to the extent of matters raised in the primary submission.	There are no provisions that secure community facilities, other than pedestrian and cycle networks. Conceivably there could be no community or educational facilities and only commercial activities.	Allow the rezoning subject to the provision of clear and specific provisions to ensure the stated outcomes are achieved.

FS1.13

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
11	11.6	David Parker	<ul style="list-style-type: none"> • Mangawhai development area undermines KDP and Draft KDP and not mitigate the landscape and rural character effects. • Draft KDP recommends medium density (1-2 units) for sites 40-80ha in General Rural Zone. • Medium Residential Zone allows 400m² sites, up to three units, more suitable than proposed 1000m². • Difficult to maintain Landscape and Rural Character effects if the minimum lot size is 1000m². • Not consistent with “beach” settlement character. • Does not make sense to expand past what is contemplated in the Mangawhai Spatial Plan. • Failed to recognise NPS-HPS – incorrect assessments on properties. 	Oppose	<p>The Standards need to be reviewed in the context of the zone description, objectives, and policies, specifically achieving a large lot residential density and pattern of development (DEV1-P1) and relating to neighbouring properties by employing setbacks, sensitive building orientation and design and landscaping to mitigate dominance and privacy impacts.</p> <p>Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.</p>	Allow the rezoning subject to appropriate provisions.
12	12.1	Edward Jenner	<ul style="list-style-type: none"> • Impacted by paper road designated for future development. • Seeks the existing 20m road width be retained as reserve and planted accordingly and single height dwellings with height regulations be applied. 	Neutral as effects the submitter’s land and outlook.	Interest greater than the public generally as outcomes in relation to this point may affect the submitter’s land directly.	Neutral

FS1.14

	Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
FS1.15	13	13.1	Fiona Lienert	<ul style="list-style-type: none"> Consider keeping paper road and putting in reserve. Maintaining greenspace and preserve space for walking. 	Neutral	Interest greater than the public generally as outcomes in relation to this point may affect the submitter's land directly.	
FS1.16	16	16.1	Grant Mitchell	<ul style="list-style-type: none"> Opposes Frecklington Farm zone change from Residential to Rural-Residential Zoning reasoning discussion in Spatial Plan – this should inform correct zoning. 	Oppose	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.	Allow urban zoning subject to appropriate provisions to secure required outcomes.
FS1.17	16	16.3	Grant Mitchell	<ul style="list-style-type: none"> Oppose site access to Moana Views at 161 Tara Road. Consideration needed for major intersection in this area to provide for traffic flows and Transport Assessment only considers normal house volumes. Construction volumes not considered. Should address the colour palette and amend to muted tones. 	Support in part to the extent of matters raised in the primary submission.	Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street. Development Area provisions should be included to secure the required road upgrades recommended in the Transportation Assessment.	Allow rezoning subject to appropriate provisions to secure required infrastructure outcomes.
FS1.18	18	18.1	Gerhardus Jacobus	<ul style="list-style-type: none"> Oppose rezoning from Rural to Residential for Frecklington Farm. 	Oppose	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.	Allow rezoning subject to appropriate provisions to secure infrastructure outcomes in an efficient, coordinated and timely manner.

FS1.19

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
		van Niekerk	<ul style="list-style-type: none"> Support rezoning to Rural-Residential Zone 1, consistent with the draft Spatial Plan. Emphasise designation in Operative Kaipara District Plan, noting "Conservation" and "Rural Residential" parts. Highlight plan discouragement of rezoning without a community wastewater scheme within five years. Align rating in Mangawhai Spatial Plan with Moana Views as Rural Residential, Zone 1. 		<p>There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.</p> <p>Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.</p>	
	20.1	Horizon Surveying and Land Development Attn: Joe Fletcher	<ul style="list-style-type: none"> Amend zoning from Rural to Residential to control expansion. Will promote good urban design and ecological protection. 	Support in part to the extent of matters raised in the primary submission.	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.	Allow rezoning subject to appropriate provisions.
	20.2	Horizon Surveying and Land	<ul style="list-style-type: none"> Incorporate Structure Plan provisions into the Kaipara Operative District Plan. 	Support with changes	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.	Allow in part

FS1.20

FS1.21

FS1.22

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
		Development Attn: Joe Fletcher	<ul style="list-style-type: none"> Support future residential development in line with the Spatial Plan for integrated management. 			
20	20.3	Horizon Surveying and Land Development Attn: Joe Fletcher	<ul style="list-style-type: none"> Amend zoning and integrate Mangawhai Hills Development Area objectives, policies, and rules into the Kaipara District Plan. Ensure sustainable management aligned with RMA principles through specialists' assessments on engineering, transport, ecology, landscape, urban design, and cultural aspects. 	Support in part to the extent of matters raised in the primary submission.	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource subject to provisions that ensure the required infrastructure is secured in a timely, coordinated, and efficient manner.	Allow rezoning subject to appropriate provisions.
20	20.4	Horizon Surveying and Land Development Attn: Joe Fletcher	<ul style="list-style-type: none"> Mandate a Master Plan Strategy for MCWWS extension and a Mangawhai Wastewater Treatment Plant Advisory Group. Address concerns over potential adverse effects on community and catchment related to wastewater, stormwater, and transportation. 	Support in part.	There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.	Allow rezoning subject to the ability to provide the required infrastructure in a coordinated, timely and efficient manner.

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought	
FS1.23	26	26.1	Jack Warden	<ul style="list-style-type: none"> • Uncertainty on confirmed wetland areas due to assumptions and limited on-site assessments. • Plan change and infrastructure design reliance on uncertain wetland delineation raises development practicality concerns. • Potential discrepancy between identified wetlands and actual extent based on current and historic imagery. • Observations suggest gradual modification of wetland features, raising concerns about compliance with regional and national regulations. • Management practices triggering consent requirements under Northland Regional Plan and NES 2022. 	Support in part	<p>Any provisions relating to terrestrial vegetation, wetland, and other freshwater resources, on the Submitter’s site need to acknowledge that the features have not been ground truthed and that the mapping on the Structure Plan is therefore indicative.</p> <p>Ground truthed, detailed assessment will need to be undertaken prior to development of the Submitter’s site and any related objectives, policies or rules need to recognise this requirement.</p>	Allow rezoning subject to appropriate provisions.
FS1.24	26	26.2	Jack Warden	<ul style="list-style-type: none"> • Information in application suggests existing habitat types may be of Significant Natural Area (SNA) quality. • Additional assessment required, particularly for areas identified as potential wetland habitat, which may also qualify as SNA. 	Support in part	<p>Any provisions relating to terrestrial vegetation, wetland, and other freshwater resources, on the Submitter’s site need to acknowledge that the features have not been ground truthed and that the mapping on the Structure Plan is therefore indicative.</p>	Allow rezoning subject to appropriate provisions.

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought	
					Ground truthed, detailed assessment will need to be undertaken prior to development of the Submitter's site and any related objectives, policies or rules need to recognise this requirement.		
FS1.25	26	26.3	Jack Warden	<ul style="list-style-type: none"> 'At Risk' or 'Threatened' species are unlikely, according to the applicants' ecologist. Concerns raised about the potential presence of 'Nationally Critical' Australasian bittern and 'At Risk/Declining' North Island Fern bird, requiring modifications to habitat protection provisions. 	Support	Any provisions relating to terrestrial vegetation, wetland, and other freshwater resources, on the Submitter's site need to acknowledge that the features have not been ground truthed and that the mapping on the Structure Plan is therefore indicative.	Allow rezoning subject to appropriate provisions.
FS1.26	26	26.4	Jack Warden	<ul style="list-style-type: none"> Incorporate recently released NPS IB into the overall master plan. 	Support	Any provisions relating to terrestrial vegetation, wetland, and other freshwater resources, on the Submitter's site need to acknowledge that the features have not been ground truthed and that the mapping on the Structure Plan is therefore indicative.	Allow
FS1.27	26	26.5	Jack Warden	<ul style="list-style-type: none"> Conflicts between proposed setbacks, wetland features, and development areas. 	Support	Any provisions relating to terrestrial vegetation, wetland, and other freshwater resources, on the	Allow

FS1.28

FS1.29

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
			<ul style="list-style-type: none"> Ineffectiveness of current provisions to manage wetland feature effects with the proposed layout. 		Submitter's site need to acknowledge that the features have not been ground truthed and that the mapping on the Structure Plan is therefore indicative.	
28	28.1	Ken and Sheryl Gow	<ul style="list-style-type: none"> Concerns about the paper road turning into high-rise residential properties affecting privacy and sunlight. Suggestions include creating a reserve along the paper road, providing views, or implementing covenants to restrict buildings to single-story dwellings, protecting privacy from towering structures capturing northern views. 	Neutral	Interest greater than the public generally as outcomes in relation to this point may affect the submitter's land directly.	
28	28.2	Ken and Sheryl Gow	<ul style="list-style-type: none"> Like to see setbacks introduced for the same reason as above. 	Neutral	<p>Interest greater than the public generally as outcomes in relation to this point may affect the submitter's land directly.</p> <p>The Standards need to be reviewed in the context of the zone description, objectives, and policies, specifically achieving a large lot residential density and pattern of development (DEV1-P1) and relating to neighbouring properties by employing setbacks, sensitive building</p>	Neutral

FS1.30

FS1.31

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
					orientation and design and landscaping to mitigate dominance and privacy impacts.	
28	28.4	Ken and Sheryl Gow	<ul style="list-style-type: none"> • Road widths in the new Mangawhai Hills development to align with current Council Standards. • Need adequate room for passing cars, side parking, and off-street parking to avoid traffic congestion and accommodate community needs. 	Neutral	<p>Interest greater than the public generally as outcomes in relation to this point may affect the submitter’s land directly.</p> <p>Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.</p> <p>Development Area provisions should be included to secure the required road upgrades recommended in the Transportation Assessment.</p>	Allow rezoning subject to appropriate provisions.
28	28.5	Ken and Sheryl Gow	<ul style="list-style-type: none"> • Implementing adequate design at the Moir Road/Urlich Drive intersection. • Anticipation of increased traffic volume due to the development and potential congestion at sports grounds during peak times. 	Neutral	Interest greater than the public generally as outcomes in relation to this point may affect the submitter’s land directly.	

FS1.32

FS1.33

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
					Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.	
28	28.6	Ken and Sheryl Gow	<ul style="list-style-type: none"> • Need adequate design at the Old Waipu Road/Molesworth Drive intersection. • Recognition of potential increased traffic volume, especially if the road connects to Cove Road, and consideration of additional traffic from a nearby subdivision. 	Neutral	<p>Interest greater than the public generally as outcomes in relation to this point may affect the submitter's land directly.</p> <p>Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.</p>	Allow rezoning subject to appropriate provisions.
29	29.1	Keith Francis	<ul style="list-style-type: none"> • Opposition to the Ulrich Drive extension/access road across Causeway Church and Maria properties. • Opposition to any future developments in the existing paper road area that may 	Oppose	Rezoning the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource which requires a road connection between Cove Road and Moir Street as the paper road provides the opportunity for.	Allow rezoning subject to appropriate provisions.

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought	
			negatively impact the properties along Kahu Drive.				
FS1.34	31	31.1	Kenneth James & Helen Bridgett Canton	<ul style="list-style-type: none"> Provides for future growth 	Support in part to the extent of matters raised in the primary submission.	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.	Allow rezoning subject to appropriate provisions.
FS1.35	31	31.2	Kenneth James & Helen Bridgett Canton	<ul style="list-style-type: none"> Land-based disposal not feasible for many months, suggests disposal to a maturation pond with stormwater treatment, considering ultimate discharge to the estuary. 	Support in part to the extent of matters raised in the primary submission.	There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.	Allow rezoning subject to appropriate provisions.
FS1.36	31	31.3	Kenneth James & Helen Bridgett Canton	<ul style="list-style-type: none"> Encourage cross-connections and alternative routes in Mangawhai. Particularly seek options reducing traffic at the Tara/Kaiwaka Rd intersection. 	Neutral	<p>Interest greater than the public generally as outcomes in relation to this point may affect the submitter's land directly.</p> <p>Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.</p>	

FS1.37

FS1.38

FS1.39

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
					Development Area provisions should be included to secure the required road upgrades recommended in the Transportation Assessment.	
32	32.6	Ken Marmont	<ul style="list-style-type: none"> On-site treatment of wastewater to avoid overloading Mangawhai's system. Develop a water supply system resilient to drought without excessive groundwater extraction. 	Oppose in part	There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.	Allow rezoning subject to appropriate provisions.
33	33.1	Kenneth Moynihan (on behalf of T & KL Family Trust)	<ul style="list-style-type: none"> Oppose rezoning of Frecklington Farm from Residential to Rural-Residential Zone 1. Align with Mangawhai Spatial Plan's rating of Frecklington Farm under Rural Residential Zone. 	Oppose	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.	Allow rezoning subject to appropriate provisions.
33	33.3	Kenneth Moynihan (on behalf of T & KL)	<ul style="list-style-type: none"> Oppose site access opposite Moana Views at 161 Tara Road. Concerns about traffic impact and safety, proposal may create a major traffic intersection. 	Support in part to the extent of matters raised in the primary submission.	Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.	Allow rezoning subject to appropriate provisions.

FS1.40

FS1.41

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
		Family Trust)	<ul style="list-style-type: none"> • Transport assessment focused only on normal house members, overlooking broader impact. • Lack of consideration for additional traffic from construction vehicles during the proposed 10-year development period. 		Development Area provisions should be included to secure the required road upgrades recommended in the Transportation Assessment.	
34	34.1	Kyoko Reid	<ul style="list-style-type: none"> • Opposition to the zoning change due to the loss of productive farmland and the negative impact on farmers. • Concerns about the proposal affecting the rural lifestyle, traffic safety issues on Cove Road, and inadequate consideration of essential services for 800 houses. 	Oppose	<p>Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.</p> <p>Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.</p>	Allow rezoning subject to appropriate provisions.
35	35.1	Linda Kendall	<ul style="list-style-type: none"> • Adequate infrastructure for existing and approved housing needs attention before designating more areas for development. • Key concerns include electricity supply, wastewater, school capacity, 	Support in part to the extent of matters raised in the primary submission.	There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.	Allow rezoning subject to appropriate provisions.

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
FS1.42	36		emergency facilities, and poor road conditions.			
	36.1	Deney Vale (Late Submission)	<ul style="list-style-type: none"> Support as plan will allow for economic growth, effort towards sustainability and ecology and the regenerative style development. Improved Transport links are needed for commuting 	Support in part to the extent of matters raised in the primary submission.	Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.	Allow rezoning subject to appropriate provisions.
FS1.43	37	Ryan Moffat (Late Submission)	<ul style="list-style-type: none"> Provides more housing to take pressure off rental capacity. Better options for pedestrians and recreation. 	Support to the extent of matters raised in the primary submission.	<p>There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.</p> <p>Pedestrian and cycleways are supported.</p>	Allow rezoning subject to appropriate provisions.
FS1.44	41	Martina Tschirky	<ul style="list-style-type: none"> The application has merit but needs modification. Propose a plan change for residential zoning with a minimum house site of 250m². Advocate for a maximum of 300 houses in the proposed village, not 600. 	Support in part to the extent of matters raised in the primary submission.	There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.	Allow rezoning subject to appropriate provisions.

FS1.45

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
41	41.2	Martina Tschirky	<ul style="list-style-type: none"> • Positive aspects like preserving native vegetation and creating a new connecting road. • Concerns about challenges such as steep terrain and potential flooding risks. • Potential oversupply of sections and excessive development. • Strain on current infrastructure, including roads and wastewater facilities. 	Support in part to the extent of matters raised in the primary submission.	There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.	Allow rezoning subject to appropriate provisions.
43	43.1	'Mangawhai Church Trust' operating as the Causeway Church	<ul style="list-style-type: none"> • Support for the Private Plan Change 84 in part to convert rural zoned lane to residential subject to provision of appropriate infrastructure connections. 	Support to the extent of matters raised in the primary submission.	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.	Allow rezoning subject to appropriate provisions.
43	43.2	'Mangawhai Church Trust' operating	<ul style="list-style-type: none"> • Mangawhai Church Trust (MCT) governs 9.5582 hectares off Ulrich Drive. 	Support in part	Interest greater than the public generally as outcomes in relation to this point may affect the submitter's land directly.	Allow rezoning subject to appropriate provisions.

FS1.46

FS1.47

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought	
		g as the Causeway Church	<ul style="list-style-type: none"> Owns land with an existing paper road, critical for future roading, currently zoned for church activities. Opposes proposed road configurations in PPC84 as it affects current and future activities on their property. Concerns about the Indicative Primary Road dividing their property and increased traffic flow. Existing 20-meter wide paper road can serve the purpose of connecting land. Multiple access roads like Tara Road and Cove Road are available for connection. Seeks removal of primary and secondary roads from their property. May adversely affect amenity values. Impact includes proposed roading, increased traffic, and urban noise. Anticipated compromise of the environment's appreciation considered more than minor. Approval of PPC84 could harm ongoing amenity for the submitter. 		Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.		
FS1.48	43	43.3	'Mangawhai	Mangawhai lacks a reticulated water network.	Support in part to the extent of	There is no certainty as to the approach to infrastructure servicing -	Allow rezoning subject to appropriate provisions.

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought	
		Church Trust' operating as the Causeway Church	<ul style="list-style-type: none"> • The proposal suggests on-site tanks instead of a connected supply. • Dependency on tanker deliveries may impact aquifers due to increased demand. • Need for a more sustainable water supply for Mangawhai. • Development's scale should align with three waters reticulation capacity. 	matters raised in the primary submission.	should be a planned and coordinated approach to infrastructure servicing.		
FS1.49	43	43.4	'Mangawhai Church Trust' operating as the Causeway Church	<ul style="list-style-type: none"> • Lacks clarity on wastewater accommodation. • Concerns about Mangawhai's infrastructure. • Questions land capacity for 600 dwellings. • Highlights lack of wastewater coverage for 160 hectares. • On-site wastewater works better for rural not urban 	Support in part to the extent of matters raised in the primary submission.	There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.	Allow rezoning subject to appropriate provisions.
FS1.50	43	43.5	'Mangawhai Church Trust' operating as the Causeway	<ul style="list-style-type: none"> • Inconsistency with Urban Development Policy. • Land's classification not as Urban Environment. • Adequacy of freshwater management highlighted. 	Support in part to the extent of matters raised in the primary submission.	<p>The objective relating to Freshwater Management should more clearly align with the NPS Freshwater Management.</p> <p>The objective relating to Freshwater Management should more clearly</p>	Allow rezoning subject to appropriate provisions.

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought	
		ay Church	<ul style="list-style-type: none"> Minimal restrictions for Highly Productive Land. NRPS and Kaipara District Plan objectives emphasized. Contradiction with Rural Chapter's direction. Incompatibility with Mangawhai Harbour Overlay goals. MSP and Exposure Draft Kaipara District Plan classifications discussed. Doubts on infrastructure provision in the Kaipara District Plan. 		<p>align with the NPS Freshwater Management.</p> <p>Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.</p>		
FS1.51	44	44.2	Doug Lloyd on behalf of Mangawhai Matters Soc.Inc	<ul style="list-style-type: none"> Significant views from existing urban areas towards Brynderwyns. Undeveloped ridgeline's visibility from developed Mangawhai. Landscape protection provisions deemed ad hoc and likely to be ignored. Proposal for KDC to consider public ownership of a ridgeline esplanade reserve. Enforce setbacks from the reserve, not just the edge of the ridge, for protection. Suggestion based on firsthand knowledge of extraordinary views from the ridge. 	Neutral	<p>Interest greater than the public generally as outcomes in relation to this point may affect the submitter's land directly.</p> <p>The Standards need to be reviewed in the context of the zone description, objectives, and policies, specifically achieving a large lot residential density and pattern of development (DEV1-P1) and relating to neighbouring properties by employing setbacks, sensitive building orientation and design and</p>	Allow rezoning subject to appropriate provisions.

FS1.52

FS1.53

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
					landscaping to mitigate dominance and privacy impacts.	
44	44.3	Doug Lloyd on behalf of Mangawhai Matters Soc.Inc	<ul style="list-style-type: none"> • Legal requirement: Subdivision must align with KDC Long Term Plan for infrastructure. • Ensure fair cost-sharing for growth-related infrastructure. • Subdivision assessment must consider KDC's infrastructure plans and funding mechanisms. • Funding details needed for roading, wastewater, freshwater, and stormwater infrastructure. • Lack of information on cost and funding for new roads in the application. • Decision process should involve public decisions on infrastructure, ensuring subdivision applications detail necessary infrastructure, cost, and funding mechanisms. 	Support in part to the extent of matters raised in the primary submission.	<p>Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.</p> <p>There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.</p>	Allow rezoning subject to appropriate provisions.
44	44.4	Doug Lloyd on behalf of Mangawhai	<ul style="list-style-type: none"> • Acknowledge community engagement in planning. • Highlight developer's involvement with walking tracks. • Advocate for early land reservation (reserve contribution). 	Support in part	Interest greater than the public generally as outcomes in relation to this point may affect the submitter's land directly.	Allow rezoning subject to appropriate provisions.

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought	
		Matters Soc.Inc	<ul style="list-style-type: none"> Emphasise collaboration for parks and recreational spaces. 		There are no provisions that secure community facilities, other than pedestrian and cycle networks. Conceivably there could be no community or educational facilities and only commercial activities.		
FS1.54	45	45.1	Moana Views Committee	<ul style="list-style-type: none"> Recommend rejection or amendment of the rezoning application. Support development aligned with Mangawhai Spatial Plan. Highlight the application's discrepancy with the Spatial Plan. Note the absence of consideration for the Tara Road developments in the evaluation. 	Support in part to the extent of matters raised in the primary submission.	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource. Rural residential development is not an efficient use of the land resource in this location.	Allow rezoning subject to appropriate provisions.
FS1.55	45	45.3	Moana Views Committee	<ul style="list-style-type: none"> Recommend rejection of the proposal. Oppose site access directly opposite Moana Views entrance. Concerns about increased traffic and potential intersection challenges. Note inadequacy in the Transport Assessment regarding construction-related traffic volumes. 	Oppose	Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.	Allow rezoning subject to appropriate provisions.
FS1.56	46	46.1	Nicholas and Donna-	<ul style="list-style-type: none"> Zoning change will negatively impact existing outlook and is not consistent with the Mangawhai Spatial Plan 	Oppose in part	Use of the land for urban purposes is supported and the land should be	Disallow

FS1.57

FS1.58

FS1.59

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
		Lee Wilson	<ul style="list-style-type: none"> Growth is not needed and will impact traffic. 		zoned to enable efficient use of the urban land resource.	
47	47.1	Nicola Campbell	<ul style="list-style-type: none"> Oppose rezoning of south-eastern paper road. Emphasise ecological importance of native bush. Request vegetation protection and native reserve designation. 	Neutral with respect to use of the paper road.	Interest greater than the public generally as outcomes in relation to this point may affect the submitter's land directly. The zoning needs to secure appropriate connections between Cove Road and Moir Street and needs to ensure all land being rezoned can be appropriately serviced.	Allow rezoning subject to appropriate provisions.
47	47.2	Nicola Campbell	<ul style="list-style-type: none"> Oppose Residential zoning for the formerly farmland area. Highlight the area's significance for a Native Bush Reserve. Unsuitability for residential development due to topography. Stress ecological benefits, including wetland planting and habitat for birds. Request zoning or covenanting as a Native Bush Reserve. 	Oppose	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.	Allow rezoning subject to appropriate provisions.
47	47.3	Nicola Campbell	<ul style="list-style-type: none"> Oppose Residential zoning for the full length of the paper road. role as a buffer between existing and new subdivisions. 	Neutral	Allow rezoning of the land and ensure there are appropriate connections – road, cycling and pedestrian.	Allow rezoning subject to appropriate provisions.

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought	
			<ul style="list-style-type: none"> • Suitability for a walking and cycling path. • Community benefits, including access to key locations. • Request the use of the entire paper road as a walkway and cycleway. 				
FS1.60	48	48.1	Neil Gestro	<ul style="list-style-type: none"> • Object to zoning change due to lack of detail on road management in Mangawhai Hills development. • Concerns about the impact on Old Waipu Road North residents' quiet enjoyment. • Need insights into plans for Old Waipu Road North and how developers address road intersection. • Old Waipu Road North is currently unable to accommodate additional vehicle traffic. 	Support in part that part of the submission relating to a lack of detail.	Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.	Allow rezoning subject to appropriate provisions.
FS1.61	48	48.2	Neil Gestro	<ul style="list-style-type: none"> • Paper road management details unclear 	Neutral	Interest greater than the public generally as outcomes in relation to this point may affect the submitter's land directly.	
FS1.62	49	49.1	Northland Regional Council	<ul style="list-style-type: none"> • Adequate potable water supply essential for sustainable development. 	Support in part to the extent of matters raised in	There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.	Allow rezoning subject to appropriate provisions.

FS1.63

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
			<ul style="list-style-type: none"> Land lacks access to a reticulated water network, relying on rainwater capture and on-site storage. Increased risk of wildfires due to climate change projections. On-site storage capacity of 50,000 litres per household recommended by NRC. Difficulty accommodating water storage with smaller lot sizes proposed in rezoning. Addition of rule specifying 50,000 litres of onsite water storage per residential unit. 	the primary submission.		
49	49.2	Northland Regional Council	<ul style="list-style-type: none"> Limited capacity in Mangawhai wastewater treatment plant. Uncertain availability of connections to subdivisions in the plan change area. On-site disposal needs sufficient area for compliant wastewater disposal. Proposed wastewater rule differs from the current district plan, lacking clarity on minimum area for disposal. Relief sought: Retain the original district plan rule (13.14.6) for wastewater disposal in Mangawhai Hills Development Area and explicitly state a minimum lot size of 2000m² where no wastewater connection is available. 	Support in part to the extent of matters raised in the primary submission.	There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.	Allow rezoning subject to appropriate provisions.

	Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
FS1.64	49	49.3	Northland Regional Council	<ul style="list-style-type: none"> • Portions of the plan change area identified as potentially subject to river flood hazard and coastal inundation. • Importance of ensuring appropriate development to avoid increased risk or vulnerability. • Relief sought: Precinct plan to delineate areas with 1:100 year flood hazard, marking them unsuitable for residential development or wastewater disposal 	Support in part	Flooding matters need to be appropriately assessed and considered.	Allow rezoning subject to appropriate provisions.
FS1.65	49	49.4	Northland Regional Council	<ul style="list-style-type: none"> • Proposed rezoning of 218.3 hectares from rural to residential • Creation of development rights for higher density than current provisions • Concerns about limited capacity in wastewater system and ability to sustainably service up to 600 lots • Approximately 4ha identified as Land Use Capability 3, requiring assessment under NPS-HPL provisions 	Support in part	<p>Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.</p> <p>There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.</p>	Allow in part
FS1.66	52	52.1	Paula Renner	<ul style="list-style-type: none"> • Supports growth and urban design. • Property at 110 Moir Street be considered for commercial development to support growth. 	Support in Part	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.	Allow rezoning subject to appropriate provisions.

FS1.67

FS1.68

FS1.69

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
60	60.1	Steve Brabant	<ul style="list-style-type: none"> Concerns about the proposed intersection upgrade. Questions on who bears the cost of the upgrade. Community's stance on signalised lights. Request for an unbiased report on traffic modelling uncertainties. 	Support in part to the extent of matters raised in the primary submission.	Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.	Allow rezoning subject to appropriate provisions.
60	60.2	Steve Brabant	<ul style="list-style-type: none"> Lack of detail and planned approach in the application regarding wastewater disposal. Concerns about the approval process for wastewater disposal options, with two options lacking approval. Request for detailed reports on all three disposal options with independent validation of their feasibility. 	Support in part to the extent of matters raised in the primary submission.	There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.	Allow rezoning subject to appropriate provisions.
62	62.1	Shane Hartley	<ul style="list-style-type: none"> Adverse effects on character and amenity. Concerns with higher vehicle use 	Neutral	<p>Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.</p> <p>The provisions require amendment to be more directive and provide greater certainty as to the development outcomes.</p>	Allow rezoning subject to appropriate provisions.

	Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
FS1.70	62	62.2	Shane Hartley	<ul style="list-style-type: none"> Linkages need to be provided for through pedestrian and cycleways Vehicle congestion will be the result of poorly planned transport infrastructure alternatives. 	Support in part to the extent of matters raised in the primary submission.	Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street. Pedestrian and cycleways are supported.	Allow rezoning subject to appropriate provisions.
FS1.71	62	62.3	Shane Hartley	<ul style="list-style-type: none"> Amenity on Old Waipu Road impacted. Roading infrastructure required. Transport assessment unclear. 	Support in part to the extent of matters raised in the primary submission.	Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.	Allow rezoning subject to appropriate provisions.
FS1.72	62	62.4	Shane Hartley	<ul style="list-style-type: none"> Traffic effects on the road network connecting Mangawhai with SH1 Have not been addressed. Need for detailed assessment of rural arterial road network capacity. Request for consideration of specific precinct provisions based on traffic effects and suggestion to link 	Support in part to the extent of matters raised in the primary submission.	Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.	Allow rezoning subject to appropriate provisions.

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
			development extent and rate to necessary road improvements.			
FS1.73	65.1	Trevor and Jodene Wilson	<ul style="list-style-type: none"> • Oppose rezoning to Rural-Residential Zone 1. • Object to Frecklington Farm development. • Request rejection of the plan change to Residential Zone. • Note inconsistency with Mangawhai Spatial Plan in evaluating alternatives. 	Oppose	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.	Allow rezoning subject to appropriate provisions.
FS1.74	65.3	Trevor and Jodene Wilson	<ul style="list-style-type: none"> • Oppose site access opposite Moana Views. • Highlight significant traffic concerns with proposed Site Access (South). • Note the omission of considering construction-related traffic in the assessment. 	Support in part to the extent of matters raised in the primary submission.	Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.	Allow rezoning subject to appropriate provisions.
FS1.75	66.1	Troy de Baugh	<ul style="list-style-type: none"> • Supports the project for the growth of Mangawhai. • Appreciates the good-sized sections offering countryside views without lifestyle block hassles. • Commends the proposed infrastructure, including road improvements, sewage 	Support in part to the extent of matters raised in the primary submission.	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.	Allow rezoning subject to appropriate provisions.

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought	
			system, solar power, and extensive planting for environmental benefits.				
FS1.76	70	70.1	Frances & Wayne Maclennan	<ul style="list-style-type: none"> • Greater detail needed to understand effects. • Density to be similar to Mangawhai Spatial Plan – Rural-Residential character and controls • Not enough info on the residential nature of development 	Support in part to the extent of matters raised in the primary submission.	The provisions require amendment to be more directive and provide greater certainty as to the development outcomes.	Allow rezoning subject to appropriate provisions.
FS1.77	70	70.2	Frances & Wayne Maclennan	<ul style="list-style-type: none"> • The development of the Mangawhai Spatial Plan in collaboration with the community. • Disagreement with the proposed plan change, inconsistencies with rural-residential character outlined in the Mangawhai Spatial Plan. 	Oppose	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.	Allow rezoning subject to appropriate provisions.
FS1.78	70	70.3	Frances & Wayne Maclennan	<ul style="list-style-type: none"> • Tara Road experienced flooding in two locations during Cyclone Gabrielle. • Concern that increased residential development, even with additional riparian planting, will worsen flooding issues. • Land development report indicates increased flood depth and velocities in all scenarios, call for further assessment on the potential effects on Tara Road. 	Support in part to the extent of matters raised in the primary submission.	Flooding matters need to be appropriately assessed and considered.	Allow rezoning subject to appropriate provisions.

FS1.79

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
70	70.4	Frances & Wayne Maclennan	<ul style="list-style-type: none"> • Lack of clarity on wastewater disposal and electricity infrastructure details. • Multiple proposed wastewater disposal options in engineering reports. • Need greater clarity and establishment of details, especially for potential adverse effects, before approving rezoning. • Supports native revegetation and riparian restoration. • Urges consideration of potential impact on the bird sanctuary near Tara Road and Moir Road. 	Support in part to the extent of matters raised in the primary submission.	There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.	Allow rezoning subject to appropriate provisions.
72	72.1	Wayne & Julie Neal	<ul style="list-style-type: none"> • Recommend rejection or amendment of the rezoning application. • Support development aligned with Mangawhai Spatial Plan. • Highlight the application's discrepancy with the Spatial Plan. • Note the absence of consideration for the Tara Road developments in the evaluation. 	Oppose	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.	Allow rezoning subject to appropriate provisions.
72	72.3	Wayne & Julie Neal	<ul style="list-style-type: none"> • Recommend rejection of the proposal. • Oppose site access directly opposite Moana Views entrance. 	Support in part to the extent of matters raised in	Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a	Allow rezoning subject to appropriate provisions.

FS1.80

FS1.81

Sub #	Sub Point	Submitter	Summary of Submission	Support or oppose	Further Submission – Reasons	Decision Sought
			<ul style="list-style-type: none"> Concerns about increased traffic and potential intersection challenges. Note inadequacy in the Transport Assessment regarding construction-related traffic volumes. 	the primary submission.	clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.	
FS1.8273	73.1	Yvonne Reid	<ul style="list-style-type: none"> Opposition to the zoning change due to the loss of productive farmland and the negative impact on farmers. Concerns about the proposal affecting the rural lifestyle, traffic safety issues on Cove Road, and inadequate consideration of essential services for 800 houses. 	Oppose	Use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource.	Allow rezoning subject to appropriate provisions.
FS1.8376	76.1	Levonne Leslie	<ul style="list-style-type: none"> Lack of adequate all access roads into Mangawhai area. Lack of infrastructure and servicing 	Support in part to the extent of matters raised in the primary submission.	<p>Specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. There needs to be a clear trigger for when the Primary Road needs to be connected between Cove Road and Moir Street.</p> <p>There is no certainty as to the approach to infrastructure servicing - should be a planned and coordinated approach to infrastructure servicing.</p>	Allow rezoning subject to appropriate provisions.