

Form 6

**Further submission on
Private Plan Change 84 - Mangawhai Hills
Limited
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.

Private plan change number: PPC84
Private plan change name: Mangawhai Hills Limited

Overview of the Private Plan Change Proposal

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 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 information under the Local Government Official Information and Meetings Act 1987. This information may be published to progress the process for the private plan change.

- I understand that information provided in my submission may be published. *
1A Yes

- **NOTE: you can make a further submission on more than one original submission and/or submission points using this form.**

- *
2A **Further submitter details**

Please provide your details

Your first and last names	Sheryl and Ken Gow
Street number and name	12 Kuaka crescent
Town	mangawhai
Contact phone	02755231783

- Please select your preferred method of contact *

2B

- Email
- Postal

- Do you have an agent who is acting on your behalf? *

2C

- Yes
- No

- NOTE: 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.

- I am - tick box whether you are: *

3A

- a person representing a relevant aspect of the public interest
- a person who has an interest in the proposal that is greater than the interest that the general public has
- the local authority for the relevant area

- **For the following two questions, you will need the submitter names and their submission point numbers from the Summary of Submissions. Here is the link to open that information: [PPC84 Summary of Submissions](#)**

- Original submitter *

3B

Please select from the following

- 1. A. Skerten
- 2. A. van Niekerk
- 3. B. & S. Pulham
- 4. Berggren Trustee Co Ltd
- 5. C. & R. Owen
- 6. C. Boonham
- 7. C. Marshall
- 8. C. Webster
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- 41. M. Tschirky
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- 48. N. Gestro
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- 71. W. & J. Neal
- 72. W. Martin
- 73. Y. Reid
- 74. C. Best
- 75. D. Patel
- 76. L. Leslie

- Submission point *

3C

Please enter the submission point you are addressing

Submission point

- Do you support or oppose the original submission of the submitter? *

3D

- I support this original submission point of the submitter named above
- I oppose this original submission point of the submitter named above

- State in **summary** the nature of your submission, giving clear reasons for your support or opposition. *
3E

If you would prefer to attach a separate document you can do this in the next question but you will need to type "Refer To Attachment" in the box below and then move on to question 2F:

FS2.1 14.1 Stormwater
We agree with the submitter's concerns that infrastructure, with regard to stormwater, will not be able to cope with the increase in residential development, should the plan change go ahead. More detailed investigation and risk assessment needs to be carried out before the plan change goes ahead.

FS2.2 14.2 Roading
We strongly support the submitter's concerns that current roading infrastructure cannot cope with the increase in residential development, particularly in the areas regarding lower Tara Road, Cove Road and Moir Road.

Creating a new connection road from Tara Road to Moir Street, via a paper road along the ridgeline behind Kahu Drive with further exacerbate traffic issues on Moir Street, particularly during peak periods in the morning and afternoon around school drop off/collection times.

The reasons for my support/opposition are:

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *
3F

- Yes
- No

- I wish to be heard in support of my Further Submission at the Hearing: *
3H

- Yes
- No

- If others make a similar submission, I will consider presenting a joint case with them at the hearing *
3I

- Yes
- No

• Points to remember as a further submitter

- It is your responsibility to send a copy of your further submission to the original submitter within 5 days of completing this Further Submission.
- Download Submitter Contact Details here: [PPC84 Submitter Contact Details](#)
- A signature is not required if you make your submission by electronic means.

- Do you have another further submission to make? *
3J

- Yes
- No

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• Original submitter *
4A

Please select from the following

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- Submission point *

4B

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4C

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4D

FS2.3 47.1 Zoning
We support the submitter's comments that the existing paper road adjacent to Fantail Way contains a significant area of regenerating bush and the area forms a natural corridor for birds to travel safely.

We strongly support the suggestion that the paper road running along the ridgeline becomes a native reserve, enhanced with carefully considered low native plantings, and the potential additional of unobtrusive walking tracks to promote green connectivity.

FS2.4 47.4
We support the submitter's request for the area of the ridge proposed to be zoned residential, to be retained as rural, or be zoned as public reserve, or bush reserve, with no future development of housing or roading on the paper road or ridge line.

Protecting the ridgeline will ensure the picturesque view of this iconic landmark will remain unimpeded and visible from many different aspects in the wider area.

The reasons for my support/opposition are:

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- Yes
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- Submission point *
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- State in summary the nature of your submission, giving clear reasons for your support or opposition: *
5D

FS2.5 5.1 Zoning
I agree with the submitter that that the proposed development does not align with the Mangawhai Spatial Plan and considers that this has not been sufficiently addressed in the s32 report.

FS2.6 5.8 Stormwater
I agree with the submitter that flooding from recent rainfall events signals to a lack of stormwater infrastructure capable of handling stormwater overflow. Detailed plans need to be outlined prior to a rezoning request allow a residential development of this size.

FS2.7 5.9 Stormwater
I concur with the submitter's comments regarding numerous rainfall events in 2023 and share concerns that roading and hard platforms will create greater downstream effects.

FS2.8 5.10 Stormwater
I agree with the submitter's views that future proofing stormwater infrastructure along Tara Road and stream network is required. Recent rain events demonstrate that current stormwater infrastructure is not sufficient, noting that Tara Road has flooded numerous times and scoured adding sediment to the estuary.
KDC and/or the developer need to provide greater clarity as to what infrasture upgrades will take place, when they will take place (prior to approval of rezoning and development works) and who will pay for the upgrades.

The reasons for my support/opposition are:

- **Points to remember as a further submitter**

- It is your responsibility to send a copy of your further submission to the original submitter within 5 days of completing this Further Submission.
- Download Submitter Contact Details here: [PPC84 Submitter Contact Details](#)
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- Yes
- No

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- Submission point *

6B

Please enter the submission point you are addressing

Submission point

- Do you support or oppose the original submission of the submitter? *

6C

- I support this original submission point of the submitter named above
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- State in summary the nature of your submission, giving clear reasons for your support or opposition: *

6D

FS2.9 We support the original submitter's concerns around PPC84 and question whether roading and infrastructure can support a large development of this size .

The reasons for my support/opposition are:

- **Points to remember as a further submitter**

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- **Further submissions**

If you have any further submissions to make, please submit this form and start a new one.

Thank you.

- Thank you for your further submission.

This is confirmation that your further submission has been received by the Kaipara District Council and it will be forwarded to the District Planning Team for analysis.

IMPORTANT:

A copy of your responses will be emailed to you shortly so that you can save a copy for your file and then also serve a copy of your further submission to the original submitter. If you do not receive an email within a few minutes, please check your spam/junk/updates folders as your server may not accept our email into your Inbox.

The District Planning Team will, in due course, also send a courtesy email to advise they have received your submission.

Form 6

**Further submission on
Private Plan Change 84 - Mangawhai Hills
Limited
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.

Private plan change number: PPC84
Private plan change name: Mangawhai Hills Limited

Overview of the Private Plan Change Proposal

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 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 information under the Local Government Official Information and Meetings Act 1987. This information may be published to progress the process for the private plan change.

- I understand that information provided in my submission may be published. *
1A Yes

- **NOTE: you can make a further submission on more than one original submission and/or submission points using this form.**

2A **Further submitter details**

Please provide your details

Your first and last names	<input type="text" value="Sheryl and Ken Gow"/>
Street number and name	<input type="text" value="12 Kuaka crescent"/>
Town	<input type="text" value="mangawhai"/>
Contact phone	<input type="text" value="02755231783"/>

- Please select your preferred method of contact *

2B

- Email
- Postal

- Do you have an agent who is acting on your behalf? *

2C

- Yes
- No

- NOTE: 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.

- I am - tick box whether you are: *

3A

- a person representing a relevant aspect of the public interest
- a person who has an interest in the proposal that is greater than the interest that the general public has
- the local authority for the relevant area

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- Original submitter *

3B

Please select from the following

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- Submission point *

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FS2.10

We agree with the original submitter's concern that there is too much residential infill already planned and that infrastructure and commercial services such as the school, power, internet, health facilities and wastewater cannot support the proposed development.

There are currently multiple smaller residential developments with resource consent in the pipeline, not to mention the Mangawhai Central Development which appears to be stalled at present.

We feel approving the rezoning of rural land to residential for another large scale residential development is jumping too far ahead of the infrastructure and resources currently available and should be delayed until the community services and roading have caught up to demand.

The reasons for my support/opposition are:

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *
3F

- Yes
- No

- I wish to be heard in support of my Further Submission at the Hearing: *
3H

- Yes
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- 50. P. Harris
- 51. P. Muller
- 52. P. Renner
- 53. R. & J. Panhuis
- 54. R. Burgess
- 55. R. Henry
- 56. R. Woolnough
- 57. Rachel McQuerry
- 58. Ryan McQuerry
- 59. S. & J. McInteer
- 60. S. Brabant
- 61. S. Bray
- 62. S. Hartley
- 63. S. Manwaring
- 64. S. Reid
- 65. T. & J. Wilson
- 66. T. de Baugh
- 67. T. Hanna
- 68. T. Harris
- 69. T. Simpkin
- 70. W. & F. Maclennan
- 71. W. & J. Neal
- 72. W. Martin
- 73. Y. Reid
- 74. C. Best
- 75. D. Patel
- 76. L. Leslie

- Submission point *

4B

Please enter the submission point you are addressing

Submission point

- Do you support or oppose the original submission of the submitter? *

4C

- I support this original submission point of the submitter named above
- I oppose this original submission point of the submitter named above

- State in summary the nature of your submission, giving clear reasons for your support or opposition: *

4D

FS2.11

6.1 PPC84 in whole - oppose:

* Uncertainty over legislative framework

* Lack of development strategy in relation to wastewater scheme. The submitter is concerned that PPC84 has lacks an overall development strategy. The submitter views there is uncertainty over the wastewater scheme, and whether the Kaipara District Council will be extending the catchment area to cover the PPC84 area.

* Mangawhai Central - The submitter is concerned PPC84 has not sufficiently considered how infrastructure will be upgraded. The submitter references Mangawhai Central in which they view went ahead prematurely given that wastewater capacity was not met prior to development, and the submitter is concerned PPC84 will have the same issue.

* Financial Burden of Developments - The submitter is concerned that the cost of development in respect to infrastructure connections and potential upgrades will fall to the ratepayers.

*Public Services, Amenities and Sustainability - The submitter is concerned that the plan change is reliant on outdated documents and views that the PPC84 process is ad hoc. The submitter notes that in future the community would ideally have more of a say in how the development should proceed and that this would be better served through a fundamental change the operative DP allowing the community to have a say on the broader significance of future development, planned infrastructure and the effects on the amenities of the township.

* Cumulative Effect of Development - The submitter is concerned with the number of proposed ad hoc developments which will result in thousands of new residential dwellings. The submitter is concerned the vast increase in residents will lead to further stain and could overwhelm infrastructure and amenities.

* Other considerations • Stormwater and flooding • Pollution of the streams and estuary • Water supply • Wastewater Infrastructure • Earthworks • Roading • Urban Character and density

I agree with Mr Boonham's original submission which provides a comprehensive summary of areas of concern with a development of this size. Until aa aspects have been reviewed, assessed and carefully considered based on accurate data, I feel a decision regarding PPC84 should be postponed.

The reasons for my support/opposition are:

• Points to remember as a further submitter

- It is your responsibility to send a copy of your further submission to the original submitter within 5 days of completing this Further Submission.
- Download Submitter Contact Details here: [PPC84 Submitter Contact Details](#)
- A signature is not required if you make your submission by electronic means.

• Do you have another further submission to make? *

4E

- Yes
- No

• NOTE: 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.

• For the following two questions, you will need the submitter names and their submission point numbers from the Summary of Submissions. Here is the link to open that information: [PPC84 Summary of Submissions](#)

• Original submitter *

5A

Please select from the following

- 1. A. Skerten
- 2. A. van Niekerk
- 3. B. & S. Pulham
- 4. Berggren Trustee Co Ltd
- 5. C. & R. Owen
- 6. C. Boonham
- 7. C. Marshall
- 8. C. Webster
- 9. D. Bell
- 10. D. Bolton
- 11. D. Parker

- 12. E. Jenner
- 13. F. Lienert
- 14. G. Arnerich
- 15. G. Hosking
- 16. G. Mitchell
- 17. G. van Dalsum
- 18. G. van Niekerk
- 19. G. Wilson
- 20. Horizon Surveying and Land Development
- 21. J. Archer
- 22. J. Bloggs
- 23. J. Mentzer
- 24. J. Sax
- 25. J. Walters
- 26. J. Warden
- 27. J. Young
- 28. K. & S. Gow
- 29. K. Francis
- 30. K. Innes
- 31. K.J. & H Canton
- 32. K. Marment
- 33. K. Moynihan
- 34. K. Reid
- 35. L. Kendall
- 36. D. Hayward
- 37. R. Moffat
- 38. M. Bell
- 39. M. Hewitt (withdrawn 4 Dec 2023)
- 40. M. Loheni
- 41. M. Tschirky
- 42. L. Lewis
- 43. Mangawhai Church Trust
- 44. Mangawhai Matters Society Inc.
- 45. Moana Views Committee
- 46. N. & D. Wilson
- 47. N. Campbell
- 48. N. Gestro
- 49. Northland Regional Council
- 50. P. Harris
- 51. P. Muller
- 52. P. Renner
- 53. R. & J. Panhuis
- 54. R. Burgess
- 55. R. Henry
- 56. R. Woolnough
- 57. Rachel McQuerry
- 58. Ryan McQuerry
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- 60. S. Brabant
- 61. S. Bray
- 62. S. Hartley
- 63. S. Manwaring
- 64. S. Reid
- 65. T. & J. Wilson
- 66. T. de Baugh

- 67. T. Hanna
- 68. T. Harris
- 69. T.Simpkin
- 70. W. & F. Maclennan
- 71. W. & J. Neal
- 72. W. Martin
- 73. Y. Reid
- 74. C. Best
- 75. D. Patel
- 76. L. Leslie

- Submission point *
5B

Please enter the submission point you are addressing

Submission point

- Do you support or oppose the original submission of the submitter? *
5C

- I support this original submission point of the submitter named above
- I oppose this original submission point of the submitter named above

- State in summary the nature of your submission, giving clear reasons for your support or opposition: *
5D

FS2.12 We support the original submitter's concerns that current roading infrastructure cannot support the increase in demand from the proposed development.

The reasons for my support/opposition are:

• Points to remember as a further submitter

- It is your responsibility to send a copy of your further submission to the original submitter within 5 days of completing this Further Submission.
- Download Submitter Contact Details here: [PPC84 Submitter Contact Details](#)
- A signature is not required if you make your submission by electronic means.

- Do you have another further submission to make? *
5E

- Yes
- No

• NOTE: 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.

• **For the following two questions, you will need the submitter names and their submission point numbers from the Summary of Submissions. Here is the link to open that information: [PPC84 Summary of Submissions](#)**

• Original submitter *
6A

Please select from the following

- 1. A. Skerten
- 2. A. van Niekerk
- 3. B. & S. Pulham
- 4. Berggren Trustee Co Ltd
- 5. C. & R. Owen
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- 28. K. & S. Gow
- 29. K. Francis
- 30. K. Innes
- 31. K.J. & H Canton
- 32. K. Marment
- 33. K. Moynihan
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- 35. L. Kendall
- 36. D. Hayward
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- 38. M. Bell
- 39. M. Hewitt (withdrawn 4 Dec 2023)
- 40. M. Loheni
- 41. M. Tschirky
- 42. L. Lewis
- 43. Mangawhai Church Trust

- 44. Mangawhai Matters Society Inc.
- 45. Moana Views Committee
- 46. N. & D. Wilson
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- 68. T. Harris
- 69. T. Simpkin
- 70. W. & F. Maclennan
- 71. W. & J. Neal
- 72. W. Martin
- 73. Y. Reid
- 74. C. Best
- 75. D. Patel
- 76. L. Leslie

- Submission point *

6B

Please enter the submission point you are addressing

Submission point

- Do you support or oppose the original submission of the submitter? *

6C

- I support this original submission point of the submitter named above
- I oppose this original submission point of the submitter named above

- State in summary the nature of your submission, giving clear reasons for your support or opposition: *

6D

FS2.13 We share the submitter's concerns that the traffic assessment does not give an accurate representation of traffic movements and feel further assessment and clarity is required upfront regarding cost of roading upgrades and who the financial responsibility for upgrades lies with.

The reasons for my support/opposition are:

- **Points to remember as a further submitter**

- It is your responsibility to send a copy of your further submission to the original submitter within 5 days of completing this Further Submission.
- Download Submitter Contact Details here: [PPC84 Submitter Contact Details](#)
- A signature is not required if you make your submission by electronic means.

- **Further submissions**

If you have any further submissions to make, please submit this form and start a new one.

Thank you.

- Thank you for your further submission.

This is confirmation that your further submission has been received by the Kaipara District Council and it will be forwarded to the District Planning Team for analysis.

IMPORTANT:

A copy of your responses will be emailed to you shortly so that you can save a copy for your file and then also serve a copy of your further submission to the original submitter. If you do not receive an email within a few minutes, please check your spam/junk/updates folders as your server may not accept our email into your Inbox.

The District Planning Team will, in due course, also send a courtesy email to advise they have received your submission.

Form 6

**Further submission on
Private Plan Change 84 - Mangawhai Hills
Limited
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.

Private plan change number: PPC84
Private plan change name: Mangawhai Hills Limited

Overview of the Private Plan Change Proposal

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 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 information under the Local Government Official Information and Meetings Act 1987. This information may be published to progress the process for the private plan change.

- I understand that information provided in my submission may be published. *
1A Yes

- **NOTE: you can make a further submission on more than one original submission and/or submission points using this form.**

- *
2A **Further submitter details**

Please provide your details

Your first and last names	<input type="text" value="Sheryl and Ken Gow"/>
Street number and name	<input type="text" value="12 Kuaka crescent"/>
Town	<input type="text" value="mangawhai"/>
Contact phone	<input type="text" value="02755231783"/>

- Please select your preferred method of contact *

2B

- Email
- Postal

- Do you have an agent who is acting on your behalf? *

2C

- Yes
- No

- NOTE: 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.

- I am - tick box whether you are: *

3A

- a person representing a relevant aspect of the public interest
- a person who has an interest in the proposal that is greater than the interest that the general public has
- the local authority for the relevant area

- **For the following two questions, you will need the submitter names and their submission point numbers from the Summary of Submissions. Here is the link to open that information: [PPC84 Summary of Submissions](#)**

- Original submitter *

3B

Please select from the following

- 1. A. Skerten
- 2. A. van Niekerk
- 3. B. & S. Pulham
- 4. Berggren Trustee Co Ltd
- 5. C. & R. Owen
- 6. C. Boonham
- 7. C. Marshall
- 8. C. Webster
- 9. D. Bell
- 10. D. Bolton
- 11. D. Parker
- 12. E. Jenner
- 13. F. Lienert
- 14. G. Arnerich
- 15. G. Hosking
- 16. G. Mitchell
- 17. G. van Dalsum
- 18. G. van Niekerk
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- 23. J. Mentzer
- 24. J. Sax
- 25. J. Walters
- 26. J. Warden
- 27. J. Young
- 28. K. & S. Gow
- 29. K. Francis
- 30. K. Innes

- 31. K.J. & H Canton
- 32. K. Marment
- 33. K. Moynihan
- 34. K. Reid
- 35. L. Kendall
- 36. D. Hayward
- 37. R. Moffat
- 38. M. Bell
- 39. M. Hewitt (withdrawn 4 Dec 2023)
- 40. M. Loheni
- 41. M. Tschirky
- 42. L. Lewis
- 43. Mangawhai Church Trust
- 44. Mangawhai Matters Society Inc.
- 45. Moana Views Committee
- 46. N. & D. Wilson
- 47. N. Campbell
- 48. N. Gestro
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- 50. P. Harris
- 51. P. Muller
- 52. P. Renner
- 53. R. & J. Panhuis
- 54. R. Burgess
- 55. R. Henry
- 56. R. Woolnough
- 57. Rachel McQuerry
- 58. Ryan McQuerry
- 59. S. & J. McInteer
- 60. S. Brabant
- 61. S. Bray
- 62. S. Hartley
- 63. S. Manwaring
- 64. S. Reid
- 65. T. & J. Wilson
- 66. T. de Baugh
- 67. T. Hanna
- 68. T. Harris
- 69. T.Simpkin
- 70. W. & F. Maclennan
- 71. W. & J. Neal
- 72. W. Martin
- 73. Y. Reid
- 74. C. Best
- 75. D. Patel
- 76. L. Leslie

- Submission point *

3C

Please enter the submission point you are addressing

Submission point

- Do you support or oppose the original submission of the submitter? *

3D

- I support this original submission point of the submitter named above
- I oppose this original submission point of the submitter named above

- State in **summary** the nature of your submission, giving clear reasons for your support or opposition. *
3E

If you would prefer to attach a separate document you can do this in the next question but you will need to type "Refer To Attachment" in the box below and then move on to question 2F:

FS2.14

I strongly support the submitter's recommendation that the current paper road above/adjacent to Kahu Drive and Daphne Place that is included in the zone change to be retained as green space instead of converted to residential housing and/or a busy connection road from Cove Road to Moir Street.

There is potential to create "green connectivity" routes in/around Mangawhai and rather than convert one of the few remaining unimpeded ridge lines around Mangawhai with buildings and/or busy roads, it would be beneficial to protect the green space and encourage bird life with carefully considered low set native plantings and a potential walking/cycle pathway.

The reasons for my support/opposition are:

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *
3F

- Yes
- No

- I wish to be heard in support of my Further Submission at the Hearing: *
3H

- Yes
- No

- If others make a similar submission, I will consider presenting a joint case with them at the hearing *
3I

- Yes
- No

• Points to remember as a further submitter

- It is your responsibility to send a copy of your further submission to the original submitter within 5 days of completing this Further Submission.
- Download Submitter Contact Details here: [PPC84 Submitter Contact Details](#)
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- Do you have another further submission to make? *
3J

- Yes
- No

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• Original submitter *
4A

Please select from the following

- 1. A. Skerten
- 2. A. van Niekerk
- 3. B. & S. Pulham
- 4. Berggren Trustee Co Ltd
- 5. C. & R. Owen
- 6. C. Boonham
- 7. C. Marshall
- 8. C. Webster
- 9. D. Bell
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- 12. E. Jenner
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- 15. G. Hosking
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- 17. G. van Dalsum
- 18. G. van Niekerk
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- 27. J. Young
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- 29. K. Francis
- 30. K. Innes
- 31. K.J. & H Canton
- 32. K. Marment
- 33. K. Moynihan
- 34. K. Reid
- 35. L. Kendall
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- 71. W. & J. Neal
- 72. W. Martin
- 73. Y. Reid
- 74. C. Best
- 75. D. Patel
- 76. L. Leslie

- Submission point *

4B

Please enter the submission point you are addressing

Submission point

- Do you support or oppose the original submission of the submitter? *

4C

- I support this original submission point of the submitter named above
- I oppose this original submission point of the submitter named above

- State in summary the nature of your submission, giving clear reasons for your support or opposition: *

4D

FS2.15

We share the submitter's concerns that current infrastructure cannot support the proposed development with particular reference to pre-schools/kindergarten waitlists and limited primary school capacity.

The local primary school is struggling to keep up with the increasing student population and is expected to reach capacity in the next couple of years.

Traffic congestion on Insley Street from Blackswamp Road intersection to the Moir Street intersection is already an issue during peak times, particularly on Fridays. Current roading infrastructure will not cope with another large scale residential development and the increased construction traffic that will accompany the development.

The reasons for my support/opposition are:

• Points to remember as a further submitter

- It is your responsibility to send a copy of your further submission to the original submitter within 5 days of completing this Further Submission.
- Download Submitter Contact Details here: [PPC84 Submitter Contact Details](#)
- A signature is not required if you make your submission by electronic means.

- Do you have another further submission to make? *
4E

- Yes
- No

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- Original submitter *
5A

Please select from the following

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- 32. K. Marment
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- 76. L. Leslie

- Submission point *
5B

Please enter the submission point you are addressing

Submission point

- Do you support or oppose the original submission of the submitter? *
5C

- I support this original submission point of the submitter named above
- I oppose this original submission point of the submitter named above

- State in summary the nature of your submission, giving clear reasons for your support or opposition: *
5D

FS2.17

I support the original submitter's recommendation to Council to retain the paper road as green space in its entirety and potentially further enhance with low set native plantings to create a densely vegetated buffer between any proposed future development and the top of the existing Vista Verano Subdivision.

The green space will provide a safe corridor for existing birdlife and encourage new species to the area, and has the potential to be utilised as a walking path to provide a green connection route from the MH development into the village.

10.3 I agree there are concerns around a potential conflict of interest between Mangawhai Church Trust, MHL and KDC and the overall control and say these parties have on the development of the paper road. It would be beneficial for residents affected by the potential rezoning of PPC84 and development of the paper road to have some clarity regarding the intentions of all parties.

The reasons for my support/opposition are:

- Points to remember as a further submitter

- It is your responsibility to send a copy of your further submission to the original submitter within 5 days of completing this Further Submission.
- Download Submitter Contact Details here: [PPC84 Submitter Contact Details](#)
- A signature is not required if you make your submission by electronic means.

- Do you have another further submission to make? *
5E

- Yes
- No

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• Original submitter *
6A

Please select from the following

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- 43. Mangawhai Church Trust

- 44. Mangawhai Matters Society Inc.
- 45. Moana Views Committee
- 46. N. & D. Wilson
- 47. N. Campbell
- 48. N. Gestro
- 49. Northland Regional Council
- 50. P. Harris
- 51. P. Muller
- 52. P. Renner
- 53. R. & J. Panhuis
- 54. R. Burgess
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- 66. T. de Baugh
- 67. T. Hanna
- 68. T. Harris
- 69. T. Simpkin
- 70. W. & F. Maclennan
- 71. W. & J. Neal
- 72. W. Martin
- 73. Y. Reid
- 74. C. Best
- 75. D. Patel
- 76. L. Leslie

- Submission point *

6B

Please enter the submission point you are addressing

Submission point

- Do you support or oppose the original submission of the submitter? *

6C

- I support this original submission point of the submitter named above
- I oppose this original submission point of the submitter named above

- State in summary the nature of your submission, giving clear reasons for your support or opposition: *

6D

FS2.18

We agree with the original submitter's comments and opposition to the Urlich Drive extension/access and any future developments to the existing paper road.
As residents on Kahu Drive, we feel development of the paper road will have a negative impact on the existing Kahu Drive properties adjacent to the paper road and a detrimental affect on the birdlife and peaceful, natural environment.

The reasons for my support/opposition are:

- **Points to remember as a further submitter**

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Thank you.

- Thank you for your further submission.

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Form 6

**Further submission on
Private Plan Change 84 - Mangawhai Hills
Limited
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.

Private plan change number: PPC84
Private plan change name: Mangawhai Hills Limited

Overview of the Private Plan Change Proposal

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 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 information under the Local Government Official Information and Meetings Act 1987. This information may be published to progress the process for the private plan change.

- I understand that information provided in my submission may be published. *
1A Yes

- **NOTE: you can make a further submission on more than one original submission and/or submission points using this form.**

- *
2A **Further submitter details**

Please provide your details

Your first and last names	<input type="text" value="Sheryl and Ken Gow"/>
Street number and name	<input type="text" value="12 Kuaka crescent"/>
Town	<input type="text" value="mangawhai"/>
Contact phone	<input type="text" value="02755231783"/>

- Please select your preferred method of contact *

2B

- Email
- Postal

- Do you have an agent who is acting on your behalf? *

2C

- Yes
- No

- NOTE: 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.

- I am - tick box whether you are: *

3A

- a person representing a relevant aspect of the public interest
- a person who has an interest in the proposal that is greater than the interest that the general public has
- the local authority for the relevant area

- **For the following two questions, you will need the submitter names and their submission point numbers from the Summary of Submissions. Here is the link to open that information: [PPC84 Summary of Submissions](#)**

- Original submitter *

3B

Please select from the following

- 1. A. Skerten
- 2. A. van Niekerk
- 3. B. & S. Pulham
- 4. Berggren Trustee Co Ltd
- 5. C. & R. Owen
- 6. C. Boonham
- 7. C. Marshall
- 8. C. Webster
- 9. D. Bell
- 10. D. Bolton
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- 15. G. Hosking
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- 28. K. & S. Gow
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- 30. K. Innes

- 31. K.J. & H Canton
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- 34. K. Reid
- 35. L. Kendall
- 36. D. Hayward
- 37. R. Moffat
- 38. M. Bell
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- 40. M. Loheni
- 41. M. Tschirky
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- 43. Mangawhai Church Trust
- 44. Mangawhai Matters Society Inc.
- 45. Moana Views Committee
- 46. N. & D. Wilson
- 47. N. Campbell
- 48. N. Gestro
- 49. Northland Regional Council
- 50. P. Harris
- 51. P. Muller
- 52. P. Renner
- 53. R. & J. Panhuis
- 54. R. Burgess
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- 71. W. & J. Neal
- 72. W. Martin
- 73. Y. Reid
- 74. C. Best
- 75. D. Patel
- 76. L. Leslie

- Submission point *

3C

Please enter the submission point you are addressing

Submission point

- Do you support or oppose the original submission of the submitter? *

3D

- I support this original submission point of the submitter named above
- I oppose this original submission point of the submitter named above

- State in **summary** the nature of your submission, giving clear reasons for your support or opposition. *
3E

If you would prefer to attach a separate document you can do this in the next question but you will need to type "Refer To Attachment" in the box below and then move on to question 2F:

FS2.19

68.1

We share the submitter's concerns the proposed development will adversely effect amenity value of the Mangawhai area given traffic movements will increase. There are definite issues with parking in the Village and Heads during regular peak times, with added pressure on all facilities during holiday weekends and school holidays.

We share the submitter's concerns that the medical centre is already overwhelmed and agree the proposed development will result in additional pressure on the already limited resources available.

FS2.20

68.2

We strongly share the submitter's concerns that the proposed development will have adverse effect on stormwater runoff due to a lack of detailed engineering design. There is a clear lack of information and stormwater design in relation to the proposed roading networks, and given the recent flooding events this past year, we feel this information must be assessed and carefully designed prior to the rezoning being approved.

The reasons for my support/opposition are:

- Do you have any attachments that relate directly to your Further Submission that you would like to upload? *
3F

- Yes
 No

- I wish to be heard in support of my Further Submission at the Hearing: *
3H

- Yes
 No

- If others make a similar submission, I will consider presenting a joint case with them at the hearing *
3I

- Yes
 No

• Points to remember as a further submitter

- It is your responsibility to send a copy of your further submission to the original submitter within 5 days of completing this Further Submission.
- Download Submitter Contact Details here: [PPC84 Submitter Contact Details](#)
- A signature is not required if you make your submission by electronic means.

- Do you have another further submission to make? *
3J

- Yes
 No

- NOTE: 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.

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• Original submitter *
4A

Please select from the following

- 1. A. Skerten
- 2. A. van Niekerk
- 3. B. & S. Pulham
- 4. Berggren Trustee Co Ltd
- 5. C. & R. Owen
- 6. C. Boonham
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- 18. G. van Niekerk
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- 29. K. Francis
- 30. K. Innes
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- 35. L. Kendall
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- Submission point *

4B

Please enter the submission point you are addressing

Submission point

- Do you support or oppose the original submission of the submitter? *

4C

- I support this original submission point of the submitter named above
- I oppose this original submission point of the submitter named above

- State in summary the nature of your submission, giving clear reasons for your support or opposition: *

4D

FS2.21 We agree with the Submitter's request for the the existing 20 metre paper road width to be retained as a reserve and planted accordingly.

As home owners on Kahu Drive with a property on the lower side of the ridge line, we are concerned about the development of a primary road with inadequate drainage and stormwater runoff capture, and also a huge impact on our property in terms of safety and security, privacy and noise and light pollution.

The reasons for my support/opposition are:

• Points to remember as a further submitter

- It is your responsibility to send a copy of your further submission to the original submitter within 5 days of completing this Further Submission.
- Download Submitter Contact Details here: [PPC84 Submitter Contact Details](#)
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• Do you have another further submission to make? *
4E

- Yes
- No

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- Submission point *
5B

Please enter the submission point you are addressing

Submission point

- Do you support or oppose the original submission of the submitter? *
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- State in summary the nature of your submission, giving clear reasons for your support or opposition: *
5D

FS2.22

35.1 PPC84 in whole - oppose:
 Submitter views Mangawhai has enough housing areas, and views the following infrastructure needs to be improved for such a development can take place:

- Electricity supply
- Wastewater
- Increase in schools
- 24 hour accident and emergency facility
- Road improvements - with regard to the roads into Mangawhai

We agree with the original submitter's comments and suggestions regarding vital infrastructure upgrades and additions before another large scale residential development is approved.

The reasons for my support/opposition are:

- Points to remember as a further submitter

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- Do you have another further submission to make? *
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- Yes
- No

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- Submission point *

6B

Please enter the submission point you are addressing

Submission point

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- I oppose this original submission point of the submitter named above

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6D

FS2.23	70.1 We support the original submitter's views that the plan change requires more detail to further inform services to the development, and potential effects from flooding. We also agree that our support for the plan change and development as a whole would be more forthcoming if the proposed development provisions were more in line with the Mangawhai Spatial Plan.
FS2.24	70.2 We agree with the submitter that the proposed zoning for PPC84 does not align with the direction of the Mangawhai Spatial Plan, with particular reference to the vast difference in proposed dwelling numbers. KCD spent valuable time, resources and money on the establishment of the Mangawhai Spacial Plan and we feel it should continue to be utilised as an important reference guide for the planned growth and development of the wider community in the next 5-10 years.
FS2.25	70.4 We share the submitter's concerns that provisions for wastewater disposal and electricity infrastructure are not clearly outlined and there is lack of detail for such provisions. We strongly support the suggestion for full details around wastewater disposal and electricity services to be clearly documented and published upfront, with any potential adverse effects and a clear action plan to be established prior to the rezoning application being approved.

The reasons for my support/opposition are:

- **Points to remember as a further submitter**

- It is your responsibility to send a copy of your further submission to the original submitter within 5 days of completing this Further Submission.
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- Thank you for your further submission.

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The District Planning Team will, in due course, also send a courtesy email to advise they have received your submission.