

Further Submission No.12

**PPC84 Mangawhai Hills Ltd
Further Submissions from
B & S Pulham**

PLEASE NOTE:

**There are 21 separate Further Submissions
from B & S Pulham that follow this page**

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 completed)*

First name*B & S			
Surname* Pulham			
Postal address* 35 Kahu Drive Mangawhai		Postcode 0505	
Contact phone 022 122 3781	Your email address* shelley_979@me.com		
Please select your preferred method of contact*	<input checked="" type="checkbox"/>	By email	<input type="checkbox"/> By post
Do you have an Agent who is acting on your behalf?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Agent name	Agent email address		
Correspondence to*	<input checked="" type="checkbox"/>	Further submitter (you)	<input type="checkbox"/> Agent <input type="checkbox"/> Both

I am (tick the most relevant box)

<input type="checkbox"/>	a person representing a relevant aspect of the public interest; or
<input checked="" type="checkbox"/>	a person who has an interest in the proposal that is greater than the interest the general public has; or
<input type="checkbox"/>	the local authority for the relevant area

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

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click on Submissions at the bottom of the web page

I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: A. van Niekerk	Submission No: 2
	Submission Point/s: 2.1, 2.5
Clearly indicate which specific parts of the original submission you support or oppose	
<p><i>(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)</i></p> <p>2.1 Zoning - Support in part: Submitter is concerned that the proposed development does not align with the Mangawhai Spatial Plan and that this aspect has not been sufficiently addressed in the s32 (evaluation of options) report.</p> <p>Submitter seeks for council to either reject rezoning from Rural to Residential or amend the rezoning to Rural-Residential zone 1.</p> <p>2.5 Urban Design – Lighting - Support in part: Submitter views that the unpolluted night sky should be protected. Any external lighting required within the boundaries of the proposed development should respect this 'public asset' of the neighbourhood.</p> <p>Submitter seeks for council to request a low impact lighting assessment of the residential housing development proposed.</p>	

The reasons for my	<input checked="" type="checkbox"/>	support	<input type="checkbox"/>	opposition are
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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)*

2.1 Zoning: Having reviewed the Mangawhai Spacial Plan, I agree with the Submitter that the proposed development does not align with the Mangawhai Spatial Plan and that this aspect has not been sufficiently addressed in the s32 (evaluation of options) report.

The KDC clearly invested a lot of time, planning, engagement and resources into the preparation of the MSP so I question the necessity to deviate so drastically only 3 years since the plan was established.

2.5 Urban Design – Lighting: I agree with the Submitter that the unpolluted night sky should be protected. Any external lighting required within the boundaries of the proposed development should respect this ‘public asset’ of the neighbourhood.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	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:	18.12.23 Date:
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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



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

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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;
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Further Submitter Details

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

First name* B & S

Surname* Pulham

Postal address* 35 Kahu Drive
Mangawhai

Postcode 0505

Contact phone 022 122 3781

Your email address* shelley_979@me.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

Agent email address

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

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I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: Berggren Trustee Co Ltd	Submission No: 4
	Submission Point/s: 4.1, 4.13
Clearly indicate which specific parts of the original submission you support or oppose	
<p><i>(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)</i></p> <p>4.1 PPC84 in Whole - Oppose: The submitter views the proposed plan change requires amendment to be more directive and to provide greater clarity.</p> <p>Submitter seeks to delete PPC84 in its entirety, unless changes to the proposed provisions are made.</p> <p>4.13 Higher order planning documents - Oppose: Submitter views the effects of PPC84 create uncertainty on the environment and view that the proposed plan change provisions do not adequately manage the plan change provisions. The submitter views the proposed development does not align with higher order planning documents such as the NPS – UD, with respect to the integration of infrastructure, urban development, and strategic planning over the medium and long term. Submitter also views PPC84 is not consistent with the Northland Regional Policy Statement.</p> <p>Submitter seeks for Council to refuse PPC84 or make changes to the proposal to address the matters raised in this submission.</p>	

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)*

4.1 I agree with the submitter that the proposed plan change requires amendment to be more directive and to provide greater clarity. There is a lot of general information and indicative drawings but these are not accurate and do not provide any clarity or certainty in relation to the many and varied elements of the proposed development.

i feel every aspect of the development has to be assessed properly with accurate and detailed plans submitted in full to the KDC for review and consideration by the community before a zoning request can be approved. It's impossible to make an informed decision regarding the true impact and effects of a development of this size on our community and whether the surrounding areas can actually support a development of this size without detailed information.

4.13 I agree with the submitter that the effects of PPC84 create uncertainty on the environment and view that the proposed plan change provisions do not adequately manage the plan change provisions. I agree with the submitter that the proposed development does not align with higher order planning documents such as the NPS – UD, with respect to the integration of infrastructure, urban development, and strategic planning over the medium and long term. A agree with the submitter the PPC84 is not consistent with the Northland Regional Policy Statement.

I feel the proposed rezoning request under PPC84 does not align with the Mangawhai Spatial Plan.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

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Your signature:	Date: 18.12.23
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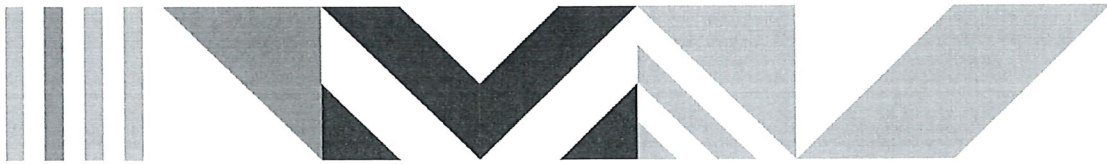
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Further Submitter Details
(Please note that any fields with an asterisk () are required fields and must be completed)*

First name* B & S			
Surname* Pulham			
Postal address* 35 Kahu Drive Mangawhai		Postcode 0505	
Contact phone 022 122 3781	Your email address* shelley_979@me.com		
Please select your preferred method of contact*	<input checked="" type="checkbox"/> By email	<input type="checkbox"/> By post	
Do you have an Agent who is acting on your behalf?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Agent name	Agent email address		
Correspondence to*	<input checked="" type="checkbox"/> Further submitter (you)	<input type="checkbox"/> Agent	<input type="checkbox"/> Both

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I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: C and R Owen	Submission No: 5
	Submission Point/s: 5.1, 5.8, 5.9, 5.10
Clearly indicate which specific parts of the original submission you support or oppose	
<p><i>(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)</i></p> <p>5.1 Zoning - Support in part: Submitter is concerned 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.</p> <p>Submitter seeks council either reject the proposed zone change, OR request that the area under PPC84 be zoned as Rural-Residential Zone 1.</p> <p>5.8 Stormwater - support in part: Submitter views that flooding from recent rainfall events signals to a lack of stormwater infrastructure capable of handling stormwater overflow.</p> <p>Submitter seeks for greater holding capacity on site.</p> <p>5.9 Stormwater - support in part: Submitter notes there have been numerous rainfall events in 2023 and is concerned that roading and hard platforms will create greater downstream effects.</p> <p>Submitter seeks for impermeable service limits to be reduced.</p> <p>5.10 Stormwater - support in part: Submitter views that future proofing stormwater infrastructure along Tara Road and stream network is required. Submitter is concerned that 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.</p> <p>Submitter seeks for council to investigate and implement future proofing the stability and stormwater on Tara Road for any proposed development.</p>	

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*)

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.

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.

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.

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.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

Points to remember as a further submitter

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Your signature:	Date: 18.12.23
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Dargaville 0340

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Form 6

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Further Submitter Details

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

First name* B & S			
Surname* Pulham			
Postal address* 35 Kahu Drive Mangawhai		Postcode 0505	
Contact phone 022 122 3781	Your email address* shelley_979@me.com		
Please select your preferred method of contact*	<input checked="" type="checkbox"/>	By email	<input type="checkbox"/> By post
Do you have an Agent who is acting on your behalf?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Agent name	Agent email address		
Correspondence to*	<input checked="" type="checkbox"/>	Further submitter (you)	<input type="checkbox"/> Agent <input type="checkbox"/> Both

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<input type="checkbox"/>	a person representing a relevant aspect of the public interest; or
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I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: C. Boonham	Submission No: 6
	Submission Point/s: 6.1
Clearly indicate which specific parts of the original submission you support or oppose	
<p><i>(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)</i></p> <p>6.1 PPC84 in whole - oppose:</p> <ul style="list-style-type: none"> * 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 	

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)*
 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.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

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Your signature:	Date: 18.12.23
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First name* B & S

Surname* Pulham

Postal address* 35 Kahu Drive
Mangawhai

Postcode 0505

Contact phone 022 122 3781

Your email address* shelley_979@me.com

Please select your preferred method of contact*

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

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No

Agent name

Agent email address

Correspondence to*

Further submitter (you)

Agent

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I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: C.Marshall	Submission No: 7
	Submission Point/s: 7.1

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)

7.1 Zoning - support in part:

Submitter seeks for 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.

The submitter seeks the requested relief given there is an abundance of native planting in the area which a lot of birds use as nesting, as well as a flight connection path to the estuary and other habitats. This strip of land is also well utilised for exercise and dog walking.

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)*
 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.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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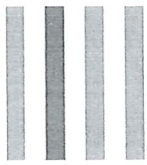
Your signature:	Date: 18.12.23
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Further Submitter Details

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

First name* B & S			
Surname* Pulham			
Postal address* 35 Kahu Drive Mangawhai		Postcode 0505	
Contact phone 022 122 3781	Your email address* shelley_979@me.com		
Please select your preferred method of contact*		<input checked="" type="checkbox"/> By email	<input type="checkbox"/> By post
Do you have an Agent who is acting on your behalf?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Agent name		Agent email address	
Correspondence to*	<input checked="" type="checkbox"/> Further submitter (you)	<input type="checkbox"/> Agent	<input type="checkbox"/> Both

I am (tick the most relevant box)

<input type="checkbox"/>	a person representing a relevant aspect of the public interest; or
<input checked="" type="checkbox"/>	a person who has an interest in the proposal that is greater than the interest the general public has; or
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click on Submissions at the bottom of the web page

I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: D. Boulton	Submission No: 10
	Submission Point/s: 10.2, 10.3
Clearly indicate which specific parts of the original submission you support or oppose	
<p><i>(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)</i></p> <p>10.2 Zoning - Paper Road - Oppose: Submitters seeks Council to retain the paper road as green space in its entirety. Retain existing planting and create a densely vegetated buffer between any proposed development and the top of the existing Vista Verano Subdivision.</p> <p>10.3 PPC84 in whole - Oppose: Submitter feels PPC84 and the proposed development of the paper road raises questions around -</p> <ol style="list-style-type: none"> 1. Potential conflicts of interest between the Church site and MHL and KDC, and whether any persons are involved or have a relationship in more than one of these entities? 2. The staging of the Causeway Church Road Consent. 	

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)*

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.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

Points to remember as a further submitter

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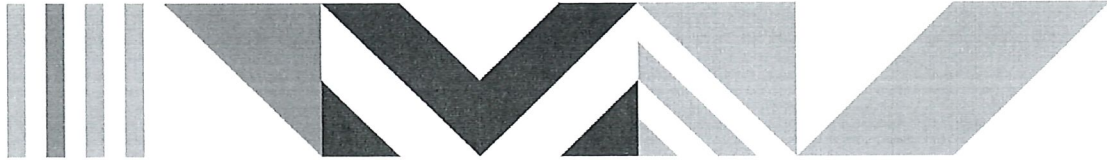
Your signature: Date: **18.12.23**

(A signature is not required if you make your submission by electronic means.)

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 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



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.

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Further Submitter Details

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First name* B & S			
Surname* Pulham			
Postal address* 35 Kahu Drive Mangawhai		Postcode 0505	
Contact phone 022 122 3781	Your email address* shelly_979@me.com		
Please select your preferred method of contact*	<input checked="" type="checkbox"/> By email	<input type="checkbox"/> By post	
Do you have an Agent who is acting on your behalf?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Agent name	Agent email address		
Correspondence to*	<input checked="" type="checkbox"/> Further submitter (you)	<input type="checkbox"/> Agent	<input type="checkbox"/> Both

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I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: E Jenner	Submission No: 12
	Submission Point/s: 12.1

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)

12.1 Zoning - Support in part:

Submitter seeks for the existing 20 metre paper road width be retained as reserve and planted accordingly.

Submitter is concerned that the removal of the paper road will allow buildings to be built right to their property boundary and is concerned with the potential loss of sunlight and privacy.

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)*
 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.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

Points to remember as a further submitter

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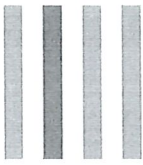
Your signature:	Date: 18.12.23
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Form 6
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Clause 8 of Schedule 1, Resource Management Act 1991

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Further Submitter Details
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First name* B & S			
Surname* Pulham			
Postal address* 35 Kahu Drive Mangawhai		Postcode 0505	
Contact phone 022 122 3781	Your email address* shelley_979@me.com		
Please select your preferred method of contact*	<input checked="" type="checkbox"/>	By email	<input type="checkbox"/> By post
Do you have an Agent who is acting on your behalf?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Agent name	Agent email address		
Correspondence to*	<input checked="" type="checkbox"/>	Further submitter (you)	<input type="checkbox"/> Agent <input type="checkbox"/> Both

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I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: F.Lienert	Submission No: 13
	Submission Point/s: 13.1
Clearly indicate which specific parts of the original submission you support or oppose	
<p><i>(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)</i></p> <p>13.1 Reserve - Proposed Zoning Plan - Oppose:</p> <p>Submitter wishes to maintain green spaces and preserve greenery for the future. Submitter seeks Council to consider retaining the paper road and putting in a reserve.</p>	

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)*

We agree with the submitter's wishes to maintain green spaces and preserve greenery for the future by utilising the paper road as a planted reserve instead of developing a new through road from Tara Road to Moir Street.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

Points to remember as a further submitter

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Form 6

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Kaipara District Plan
Clause 8 of Schedule 1, Resource Management Act 1991

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First name* B & S			
Surname* Pulham			
Postal address* 35 Kahu Drive Mangawhai		Postcode 0505	
Contact phone 022 122 3781	Your email address* shelly_979@me.com		
Please select your preferred method of contact*	<input checked="" type="checkbox"/> By email	<input type="checkbox"/> By post	
Do you have an Agent who is acting on your behalf?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Agent name	Agent email address		
Correspondence to*	<input checked="" type="checkbox"/> Further submitter (you)	<input type="checkbox"/> Agent	<input type="checkbox"/> Both

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I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: G.Arnerich	Submission No: 14
	Submission Point/s: 14.1, 14.2
Clearly indicate which specific parts of the original submission you support or oppose	
<p><i>(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)</i></p> <p>14.1 Stormwater - PPC84 in whole - oppose: Submitter is concerned that infrastructure, with regard to stormwater, will not be able to cope with the increase in residential development, should the plan change go ahead. The submitter notes previous flood events along Lower Tara Road and Cove Road. The submitter is also concerned that water runoff will lead an increase in silt being deposited into the Mangawhai Estuary.</p> <p>14.2 Roothing - oppose: Submitter is concerned that current roading infrastructure cannot cope with the increase in residential development, regarding lower Tara Road, Cove Road and Moir Road. The submitter has concerns for traffic safety given the aforementioned roads are narrow and do not have shoulders either side of the road.</p>	

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*)

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.

14.2 Rooding

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.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

Points to remember as a further submitter

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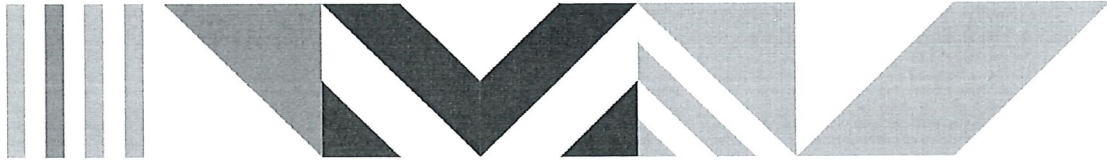
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Form 6

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Clause 8 of Schedule 1, Resource Management Act 1991

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Further Submitter Details

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

First name* B & S

Surname* Pulham

Postal address* 35 Kahu Drive
 Mangawhai

Postcode 0505

Contact phone 022 122 3781

Your email address* shelley_979@me.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 Agent email address

Correspondence to* Further submitter (you) Agent Both

I am (tick the most relevant box)

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I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: J. Archer	Submission No: 21
	Submission Point/s: 21.1
Clearly indicate which specific parts of the original submission you support or oppose	
<p><i>(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)</i></p> <p>21.1 Zoning - oppose: Submitter opposes the proposed zone change for the following reasoning:</p> <ul style="list-style-type: none"> • Negatively affects surrounding rural landscape • Existing roading network cannot cope with the increase in demand from the proposed development • Concerns with flooding, noting floods in February 2023 • Concerns with landslips on Tara Road <p>Submitter seeks council to delete PPC84 in its entirety and retain rural-residential zoning.</p>	

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)*

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

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

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I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: J. Young	Submission No: 27
	Submission Point/s: 27.1
Clearly indicate which specific parts of the original submission you support or oppose	
<p><i>(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)</i></p> <p>27.1 PPC84 in whole - oppose: Submitter is concerned that current roading infrastructure cannot support the increase in demand from the proposed development.</p>	

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)*

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

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

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Your signature:	Date: 18.12.23
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- 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 completed)*

First name* B & S

Surname* Pulham

Postal address* 35 Kahu Drive
Mangawhai

Postcode 0505

Contact phone 022 122 3781

Your email address* shelly_979@me.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

Agent email address

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 (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: K & S Gow	Submission No: 28
	Submission Point/s: 28.4, 28.6
Clearly indicate which specific parts of the original submission you support or oppose	
<p><i>(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)</i></p> <p>28.4 Roothing & Transport - Support in part: Submitter seeks council to ensure adequate design is implemented on the Moir Road/ Ulrich Drive intersection. Submitter views the intersection will add to existing traffic volume on Moir Road and around the sports grounds.</p> <p>28.6 Roothing & Transport - Oppose: Submitter seeks for alternative design for the Old Waipu Road/Molesworth Drive.</p> <p>The submitter is concerned that an additional road connected to Cove Road will result in a higher volume traffic, and potentially become a new collector road.</p>	

The reasons for my	<input checked="" type="checkbox"/>	support	<input type="checkbox"/>	opposition are
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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)*

28.4

We share the original submitter's concerns around increased traffic pressure along Moir Street if a primary connection road is developed at the top of Urlich Drive along the paper road through to Cove Road.

Further assessment and exploration of more suitable connection points need to be considered, eg utilising proposed connection points per the Mangawhai Spatial Plan.

28.6

Further clarity is requested regarding plans for a connection road from Old Waipu North - Old Waipu South and Molesworth Drive.

We share concerns that an additional road connection from Old Waipu North to Old Waipu South and Molesworth Drive will result in a higher volume traffic, causing major congestion at the intersection - which is already increasingly difficult to cross during peak periods.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	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: 18.12.23
-----------------------	-----------------------------

(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

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

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Further Submitter Details

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

First name* B & S			
Surname* Pulham			
Postal address* 35 Kahu Drive Mangawhai		Postcode 0505	
Contact phone 022 122 3781	Your email address* shelley_979@me.com		
Please select your preferred method of contact*	<input checked="" type="checkbox"/>	By email	<input type="checkbox"/> By post
Do you have an Agent who is acting on your behalf?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Agent name	Agent email address		
Correspondence to*	<input checked="" type="checkbox"/>	Further submitter (you)	<input type="checkbox"/> Agent <input type="checkbox"/> Both

I am *(tick the most relevant box)*

<input type="checkbox"/>	a person representing a relevant aspect of the public interest; or
<input checked="" type="checkbox"/>	a person who has an interest in the proposal that is greater than the interest the general public has; or
<input type="checkbox"/>	the local authority for the relevant area

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click on Submissions at the bottom of the web page

I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: K Francis	Submission No: 29
	Submission Point/s: 29.1

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)

29.1 Rooding & Transport - proposed road - oppose:

Submitter is opposed to the Urlich Drive extension/access and any future developments to the existing paper road as they view it will have a negative impact on the existing Kahu Drive properties adjacent to the paper road.

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)*
 We agree with the original submitter's comments and opposition to the Ulrich 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.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

Points to remember as a further submitter

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Your signature:	Date: 18.12.23
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 Kaipara District Council, 6 Molesworth Drive, Mangawhai

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
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Further Submitter Details

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

First name* B & S

Surname* Pulham

Postal address* 35 Kahu Drive
Mangawhai

Postcode 0505

Contact phone 0221223781

Your email address* shelley_979@me.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

Agent email address

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

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I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: L Kendall	Submission No: 35
	Submission Point/s: 35.1

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)

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

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

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

Points to remember as a further submitter

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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
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Further Submitter Details

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

First name* B & S			
Surname* Pulham			
Postal address* 35 Kahu Drive Mangawhai		Postcode 0505	
Contact phone 0221223781	Your email address* shelley_979@me.com		
Please select your preferred method of contact*	<input checked="" type="checkbox"/>	By email	<input type="checkbox"/> By post
Do you have an Agent who is acting on your behalf?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Agent name	Agent email address		
Correspondence to*	<input checked="" type="checkbox"/>	Further submitter (you)	<input type="checkbox"/> Agent <input type="checkbox"/> Both

I am (tick the most relevant box)

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click on Submissions at the bottom of the web page

<i>I (tick applicable)</i> <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: Mangawhai Matters Society Inc	Submission No: 44
	Submission Point/s: 44.1, 44.2, 44.3
Clearly indicate which specific parts of the original submission you support or oppose	
<p><i>(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)</i></p> <p>44.1 Stormwater Management Plan - Support in part: The submitter is concerned the proposed Stormwater Management Plan is not sufficient in detail and is concerned that the proposed stormwater plan as is will lead to ad hoc stormwater servicing risking system failure. The submitter views that an overall stormwater plan will assist in providing further certainty as to how stormwater will be managed within the PPC84 scope.</p> <p>Submitter seeks for either the Kaipara District Council or the developer to provide “whole of site” primary and secondary stormwater system installation as part of this application.</p> <p>44.2 Ridgeline development - Support: The submitter is concerned that landscape protection provisions within PPC84 (such as proposed standard DEV2 – S2 – relating to height of a building) will be incrementally ignored, which has the potential to lead to a fully developed ridgeline.</p> <p>Submitter seeks for Kaipara District Council to consider taking into ownership an equivalent of an esplanade reserve along the top of the ridge part of the subject land. The submitter also seeks that setbacks from the reserve are implemented rather than from the edge of the ridge.</p> <p>44.3 Infrastructure - support: The submitter seeks for provisions to be included in the assessment of all subdivision applications consequential to PPC84 which clarifies how the cost of infrastructure is to be funded, in particular what level of the Development Contributions component from each lot is set as the lot owner’s financial contribution to the public cost of public infrastructure to service the development. This is to include: roading, wastewater, freshwater and stormwater infrastructure.</p> <p>The submitter views that the requested relief will provide certainty as to how infrastructure upgrades will be paid for. The submitter is concerned that costs to upgrade infrastructure will fall to the ratepayers. The submitter references transport, treatment and disposal of wastewater and notes that the roading network requires further upgrades to service PPC84. The submitter notes there is no information included in the application as to how the cost of the required roads will be met.</p>	

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)*

44.1 Stormwater Management Plan
 We share the submitter's concerns regarding the proposed Stormwater Management Plan not providing sufficient detail and support the submitter's view that an overall stormwater plan will assist in providing further certainty as to how stormwater will be managed within the PPC84 scope.

44.2 Ridgeline development
 We support the submitter's suggestion for the Kaipara District Council to consider taking into ownership an equivalent of an esplanade reserve along the top of the ridge part of the subject land. The submitter also seeks that setbacks from the reserve are implemented rather than from the edge of the ridge.
 We further request the ridgeline adjacent to the paper road be converted to a reserve with carefully considered plantings and potential development of an unobtrusive walking and/or cycle path.

44.3 Infastructure
 We share the submitter's suggestion for provisions to be included in the assessment of all subdivision applications consequential to PPC84 which clarifies how the cost of infastructure is to be funded, including but not limited to roading, wastewater, freshwater and stormwater infastructure.
 We support the submitters comments that there is no information included in the application as to how the cost of the required roads will be met, or other necessary infastructure relevant to the development.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	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.
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Your signature: Date: **18.12.23**

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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



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;
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Further Submitter Details

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

First name* B & S

Surname* Pulham

Postal address* 35 Kahu Drive
 Mangawhai

Postcode 0505

Contact phone 0221223781

Your email address* shelley_979@me.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

Agent email address

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

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click on Submissions at the bottom of the web page

I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: N Campbell	Submission No: 47
	Submission Point/s: 47.1, 47.4
Clearly indicate which specific parts of the original submission you support or oppose	
<p><i>(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)</i></p> <p>47.1 Zoning - southern portion of paper road rezone to residential - oppose: The submitter notes that the existing paper road adjacent to Fantail Way contains a significant area of regenerating bush. Submitter views the area forms a natural corridor for birds to travel safely. The submitter views the area is also a drawcard for people to buy and settle in the area.</p> <p>Submitter seeks the paper road becomes a native reserve, with Council records of native bush areas updated to include this area.</p> <p>47.4 Zoning - Highest area of ridge proposed to be zoned residential - oppose: Submitter seeks 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. Submitter seeks the requested relief for the following reasons:</p> <ul style="list-style-type: none"> • The area is visible from all directions. • Submitter notes that various councils in New Zealand restrict buildings on ridges. • The area connected with Ulrich Drive with existing bush and potential walking/cycling tracks. 	

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)*

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.

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.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

Points to remember as a further submitter

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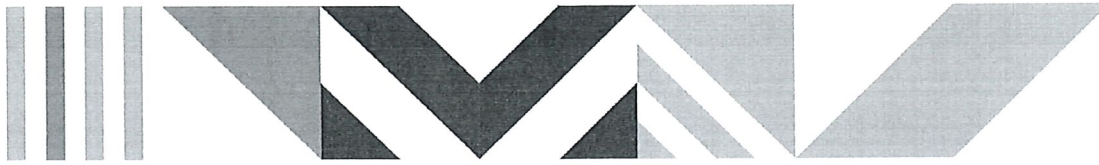
Your signature:	Date: 18.12.23
-----------------------	-----------------------------

(A signature is not required if you make your submission by electronic means.)

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Dargaville 0340

or Email: planchanges@kaipara.govt.nz or

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 Kaipara District Council, 6 Molesworth Drive, Mangawhai



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;
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Further Submitter Details

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

First name* B & S			
Surname* Pulham			
Postal address* 35 Kahu Drive Mangawhai		Postcode 0505	
Contact phone 0221223781	Your email address* shelley_979@me.com		
Please select your preferred method of contact*	<input checked="" type="checkbox"/>	By email	<input type="checkbox"/> By post
Do you have an Agent who is acting on your behalf?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Agent name	Agent email address		
Correspondence to*	<input checked="" type="checkbox"/>	Further submitter (you)	<input type="checkbox"/> Agent <input type="checkbox"/> Both

I am (tick the most relevant box)

<input type="checkbox"/>	a person representing a relevant aspect of the public interest; or
<input checked="" type="checkbox"/>	a person who has an interest in the proposal that is greater than the interest the general public has; or
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click on Submissions at the bottom of the web page

I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: P Muller	Submission No: 51
	Submission Point/s: 51.1

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)

51.1 PPC84 in whole - oppose:

Submitter considers 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. The submitter is also concerned the character of Mangawhai will be adversely affected from the proposed development.

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)*

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.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	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: 18.12.23
-----------------------	-----------------------------

(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

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

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Further Submitter Details
(Please note that any fields with an asterisk () are required fields and must be completed)*

First name* B & S			
Surname* Pulham			
Postal address* 35 Kahu Drive Mangawhai		Postcode 0505	
Contact phone 0221223781	Your email address* shelley_979@me.com		
Please select your preferred method of contact*		<input checked="" type="checkbox"/> By email	<input type="checkbox"/> By post
Do you have an Agent who is acting on your behalf?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Agent name		Agent email address	
Correspondence to*	<input checked="" type="checkbox"/> Further submitter (you)	<input type="checkbox"/> Agent	<input type="checkbox"/> Both

I am (tick the most relevant box)

<input type="checkbox"/>	a person representing a relevant aspect of the public interest; or
<input checked="" type="checkbox"/>	a person who has an interest in the proposal that is greater than the interest the general public has; or
<input type="checkbox"/>	the local authority for the relevant area

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

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click on Submissions at the bottom of the web page

I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: S Brabant	Submission No: 60
	Submission Point/s: 60.1
Clearly indicate which specific parts of the original submission you support or oppose	
<p><i>(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)</i></p> <p>60.1 Rooding & Transport Appendix 6b - Revised traffic assessment - oppose: Submitter is concerned that the traffic assessment does not give an accurate representation of traffic movements. The submitter is also concerned the cost of rooding upgrades will fall to the ratepayers and that the costs of this and where they will fall should be clarified.</p> <p>Submitter seeks for an independent traffic report be undertaken.</p>	

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)*
 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.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

Points to remember as a further submitter

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Form 6

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Further Submitter Details

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

First name* B & S

Surname* Pulham

Postal address* 35 Kahu Drive
Mangawhai

Postcode 0505

Contact phone 0221223781

Your email address* shelley_979@me.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

Agent email address

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

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click on Submissions at the bottom of the web page

I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: T Hanna	Submission No: 67
	Submission Point/s: 67.1

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)

67.1 PPC84 in whole - oppose:

The submitter is concerned the proposed development will not be able to support current infrastructure, with reference to pre-schools/kindergarten waitlists and limited primary school capacity. The submitter notes their concerns with getting children into schools, given Mangawhai currently only has one school.

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)*
 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.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

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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

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Further Submitter Details

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

First name* B & S

Surname* Pulham

Postal address* 35 Kahu Drive
Mangawhai

Postcode 0505

Contact phone 0221223781

Your email address* shellee_979@me.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

Agent email address

Correspondence to*

Further submitter (you)

Agent

Both

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I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: T Harris	Submission No: 68
	Submission Point/s: 68.1, 68.2
Clearly indicate which specific parts of the original submission you support or oppose	
<p><i>(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)</i></p> <p>68.1 Zoning - oppose: The submitter is concerned the proposed development will have an adverse effect on amenity value of the Mangawhai area given traffic movements will increase. The submitter references current issues with parking in the Village and Heads. The submitter is also concerned the medical centre is already overwhelmed and is concerned that the proposed development will result in additional pressure.</p> <p>68.2 Stormwater - oppose: The submitter is concerned the proposed development will have adverse effect on stormwater runoff due to a lack of detailed engineering design.</p>	

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)*
 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.

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.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

Points to remember as a further submitter

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Your signature:	Date: 18.12.23
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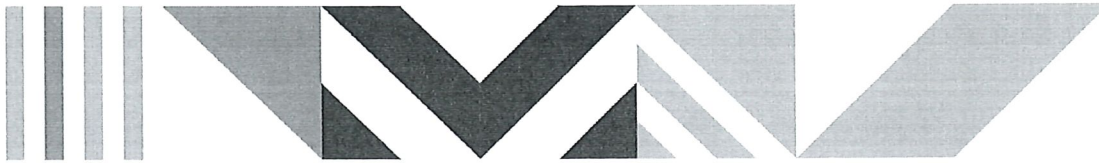
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Form 6
 Further Submission on Private Plan Change 84 proposed to the Operative
 Kaipara District Plan
Clause 8 of Schedule 1, Resource Management Act 1991

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Further Submitter Details
(Please note that any fields with an asterisk () are required fields and must be completed)*

First name* B & S

Surname* Pulham

Postal address* 35 Kahu Drive
 Mangawhai

Postcode 0505

Contact phone 0221223781

Your email address* shelley_979@me.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

Agent email address

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

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<input checked="" type="checkbox"/> I (tick applicable) <input checked="" type="checkbox"/> support <input type="checkbox"/> Oppose the original submission of submitter	
Submitter Name: W & F MacLennan	Submission No: 70
	Submission Point/s: 70.1, 70.2, 70.4
Clearly indicate which specific parts of the original submission you support or oppose	
<p>(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)</p> <p>70.1 PPC84 in whole - oppose: Submitter views the plan change requires more detail to further inform services to the development, and potential effects from flooding. The submitter notes they would be more supportive of the plan change if it were more in line with the Mangawhai Spatial Plan, as outlined in submission point 70.2.</p> <p>70.2 Zoning - PPC84 oppose: The submitter views that the proposed zoning for PPC84 does not align with the direction of the Mangawhai Spatial Plan. The submitter notes the spatial plan identifies the Frecklington Farm which within the scope of the spatial plan anticipates a density of 79 dwellings with a population of 190. In contrast, the submitter notes that PPC84 would enable the development of 400-600 dwellings on this land and does not align with the rural-residential character of the wider Tara Road environment.</p> <p>Submitter seeks for the proposed development to be consistent with the Mangawhai Spatial Plan.</p> <p>70.4 Services - oppose: Submitter views that provisions for wastewater disposal and electricity infrastructure are not clearly outlined. The submitter is concerned that there is lack of detail for such provisions, and views that the clarification of wastewater disposal and electricity service details will assist the plan change.</p> <p>Submitter seeks for the details of wastewater disposal and potential adverse effects to be established prior to rezoning being approved.</p>	

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)*

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.

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 Spatial 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.

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.

Attendance and wish to be heard at the hearing

I wish to be heard in support of my further submission	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, I will consider presenting a joint case with them at the hearing	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

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