



Form 5

Submission on a notified proposal for Private Plan Change 85 – Mangawhai East

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

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

First name*

Surname*

Agent (if applicable)

Postal address*

Postcode

Contact phone

Daytime phone

Mobile phone

Email address for Submitter*

Email address for Agent (if applicable)

Please select your preferred method of contact*

By email

By post

Correspondence to*

Submitter (you)

Agent

Both

Submission on application

This is a submission on a private plan change

Please complete this form if you wish to make a submission to a current plan change that is open for submissions.

Plan change number: **PPC85**

Plan change name: **Mangawhai East**

The purpose of the plan change is to:

- a.** Rezone approximately 94 hectares of rural zoned land within the Mangawhai Harbour overlay to a mix of residential and commercial zoned land as follows:
- Large Lot Residential 6.3 ha
 - Low Density Residential 45.5 ha
 - Medium Density Residential 12.5 ha
 - Neighbourhood Centre 2.7 ha
 - Mixed Use 2.2 ha
 - Rural Lifestyle 24.7 ha
- Total Area = 94 ha**
- b.** Create a Development Area containing a suite of planning provisions to control and manage subdivision, use and development within the Plan change area.
- c.** Apply a Coastal Hazard overlay over the land area identified to be potentially subject to coastal hazard where the effects of potential mitigation measures will need to be managed.
- d.** Include Ecological features maps to convey areas of ecological sensitivity for future protection.
- e.** Incorporate a Structure Plan into the Development Area to visually depict key features and outcomes required.
- f.** Make any necessary consequential amendments to the Kaipara District Plan Maps.

Trade competition and adverse effects (select one of the following options) *

I could I could not gain an advantage in trade competition through this submission.

If you ticked 'I could' above, please answer this question by selecting one option below:

I am I am not directly affected by an effect of the subject matter of the submission

that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Note:

If you are a person who could gain an advantage in trade competition through making a submission on PPC85 you may only make a submission if you are directly affected by an effect of PPC85 that adversely affects the environment; and does not relate to trade competition of the effect of trade completion: Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Would you like to present your submission in person at a hearing?	Yes	No
If others make a similar submission, will you consider presenting a joint case with them in the hearing?	Yes	No

Please complete a line for every submission point, adding as many additional lines as you need.

Note: This form is intended for brief submission only, if you wish to provide us with more in-depth content, please do this on a separate page and attach it to this form when returning it to us.

The specific provisions of the proposal that my submission relates to (e.g. provision number, map)	Do you: • Support? • Oppose?	What decision are you seeking from Council? Select which action you would like: • Retain • Amend • Add • Delete	Reasons
Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai

Note: This form is intended for brief submission only, if you wish to provide us with more in-depth content, please do this on a separate page and attach it to this form when returning it to us.

The specific provisions of the proposal that my submission relates to (e.g. provision number, map)	Do you: <ul style="list-style-type: none"> • Support? • Oppose? 	What decision are you seeking from Council? Select which action you would like: <ul style="list-style-type: none"> • Retain • Amend • Add • Delete 	Reasons
Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai

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

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

Page 4 of 4

SUBMISSION ON PRIVATE PLAN CHANGE 85 – MANGAWHAI EAST- TO THE KAIPARA DISTRICT COUNCIL (KDC) DISTRICT PLAN

Below provisions are all reasons I OPPOSE the application for PPC85 in its entirety. We acknowledge that the area will be developed – but this development should be within the confines currently accorded.

Provisions

1. Significant Alteration to current Zoning

The PPC85 proposes 68.4% as various densities of residential and reducing Rural Lifestyle proportion to 26.3%. Both previous KDC District Plan and current version in draft form, identify the zone for this area as Rural Lifestyle. In fact, tighter restrictions have been proposed in the current draft. The District Plan is the result of much consideration of amenity value of this area, in the wider context of Mangawhai as a whole. The intent is for urbanisation to be to the west of the Mangawhai Estuary, where infrastructure, i.e. roading and wastewater, is substantively in place. Therefore, there should be no reason for KDC to change it's zoning, before the District Plan has even been ratified. The contributing factors for this zoning have not changed, so the zone shouldn't change.

2. Need to provide sufficient housing for 30 year growth has been met

One reason proposed by Cabra for the Plan Change is to augment National Policy Statement on Urban Development 2020 (NPS-UD0 to increase capacity for housing and business for a 30 year projection. It is acknowledged by KDC that this has been accommodated to a sufficient extent already, in allowing PPC83 and PPC84. Auckland Council recently declined an application in Warkworth area with this reasoning.

3. Funding of Infrastructure required – including on-going maintenance

There have been indications from Cabra at open days that there may be as many as 900 properties, resulting in a significant increase in population, and therefore pressure on infrastructure:

- i. **ROADING** – Black Swamp road runs through the middle of the development area, which will require feeders and paving to integrate with the subdivision. Intensification would increase current traffic movements by 5 times, i.e. currently 1,174 per day to 7,000-8000. The intersection with Moir Road will also need to be upgraded. We were told at an open day that Cabra propose to build a round-about, which would require significant excavation into the hillside, and longterm disruption to all traffic entering Mangawhai from the south. This is the main diversion route when SH1 is closed. The cost of building and/or maintaining the roading will be borne by KDC ratepayers.
As the development is planned in stages, over 15 years, all residents and visitors to Mangawhai will be facing traffic disruptions over that period.
- ii. **WASTEWATER** – Under current zoning each property would have a stand-alone wastewater system, which is required to be serviced annually, at the expense of the owner. The proposed development intends to link into the existing Mangawhai wastewater system. This is at capacity and it is planned to be expanded to cater for existing approved growth. If Cabra actually fund the extension, as they say, there is no financial entity to maintain it, so the cost will be put back onto KDC. The suggestion to extend the system across the bridge (read “estuary”) would require cost and complexity of increasing the capacity of the wastewater system AGAIN,

upgrading the bridge to accommodate and potential leakage into the estuary in storms.

- iii. STORMWATER – A Rural Lifestyle subdivision density would have less houses, and therefore less hard surfaces. A simpler catchment structure would be required for the overall subdivision, before overflowing into the Estuary. This is particularly relevant as the lowland area is very low and below sea level in some places.

4. Coastal Bird Protection both in the DOC Wildlife Refuge and the Mangawhai Estuary Foreshore

A recent application to reinstate a wharf by Mangawhai Tavern, in proximity to this proposed subdivision, was rejected on the grounds that this part of the Estuary is a popular feeding ground of Tara Iti – New Zealand's most endangered bird. The likely increase in watercraft from intensified housing would increase the effect on the feeding habits of Tara Iti – well in excess of that considered in the application for the wharf.

The DOC Wildlife Refuge is a breeding ground of ground-nesting birds, namely Tara Iti, Oyster Catchers and Dotterel. Whilst there is a suggestion that cats will not be allowed in the subdivision, there is no central body, or society to police this. It is well known that cats can range far wider than the 1.8km distance. A lower density of properties will make this easier to manage.

5. Mixed Use and Commercial Hub

I have been a proud Mangawhai Ratepayer for 25 years and am not at all proud of the complete lack of cohesive town planning that has allowed ad hoc approvals to date. We do not need a fourth "hub"