



## 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
<b>Example:</b> Zoning	<b>Example:</b> Support	<b>Example:</b> Retain zoning for proposal	<b>Example:</b> Supports the growth of Mangawhai

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

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## SUBMISSION ON PRIVATE PLAN CHANGE 85: MANGAWHAI EAST

### FORM 5

Submitters: Heather Rogan and Diane Piesse on behalf of the New Zealand Fairy Tern Trust (NZFTT).

The Trust is opposed to the whole of PPC85.

We have the following areas of concern:

**\* PPC85 is inconsistent with the KDC's Mangawhai Spatial Plan for Growth (MSP).** The Spatial Plan describes the area covered by the PPC85 application, as being close to the beach, estuary and sand dunes which play a role in protecting the flora and fauna, especially at risk shore birds such as fairy tern and dotterels, which roost and nest in the dune systems. In addition this land is fragile due to the risk of sea level rise, coastal hazards and the need for ecological protection. In summary, the MSP does not envisage expansion of residential areas to the east of the estuary.

**\* PPC85 is inconsistent with the recently notified KDC Proposed District Plan (PDP).** The PDP does not identify the land covered by PPC85 as being suitable for urban development, nor does it recommend re-zoning that land. Furthermore the PDP takes account of Policy 7 of the NZ Coastal Policy statement which, among other things requires councils to provide protection of coastal areas from inappropriate subdivision, use and development. Currently the PDP provides for this protection and support for PPC85 by KDC would be a reversal of their current approach.

**\* PPC85 will enable development activities that could potentially threaten the ecology of the Mangawhai estuary**

**\* PPC85 will enable development activities close to the edge of the Mangawhai estuary with the potential of degrading the water quality of the Estuary.**

**\* PPC85 could force KDC to provide infrastructure that is as yet unplanned.** We believe this plan change would require the construction and extension of infrastructure including waste water, roading, storm water and sea defences for which there is no current planning by KDC.

**\* PPC85 involves residential development of undeveloped land along the southern boundary of Mangawhai estuary.** This change would include housing and roading that will inevitably lead to more access to the isolated, wild and undeveloped areas of beach and dunes where fauna have relatively undisturbed access to roosting and feeding areas. Any development would require extensive monitoring of impacts.

**Specifically, the NZFTT has concerns relating to the potential harm to NZ's rarest bird: the Fairy Tern:**

**Water quality:** pollution of the waterways from construction and then housing development run off, potentially endangering at risk birds (such as the fairy tern and bitterns) and marine life which rely on high quality water for their survival.

**Construction** noise, vibrations and heavy vehicle movements may disturb breeding, nesting and feeding areas of the various bird species, and other fauna, that rely on the sandspit and surrounding

dune areas for their continued survival. The fairy tern in particular, as NZ's rarest bird, is at risk from the unsettling effects of any development in the area of PPC85.

**Increased human habitation/ intensification of use** on this ecologically sensitive estuary edge covered by the PPC85 application, would inevitably bring with it increased access and activities, noise and numbers of walkers, sightseers, dogs, cats and a variety of water craft and launching ramps. In particular we would oppose walkways on the ecologically sensitive edge as well as launching ramps with potentially increased numbers of noisy powered water craft and jet skis.

All of the above have the potential to disturb the delicate ecology of this part of the Mangawhai estuary which is adjacent to the area covered by PPC85, and thus endanger the fauna and flora of this area.