



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

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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. Change of Zoning in current and Draft District Plan

The current zoning is appropriate for this area and has been set after much deliberation on the part of KDC and their consultants. I see no reason proposed by Cabra for KDC to change their considered zoning.

2. Government requirement to provide sufficient housing for 30 year growth

The requirement for Urban Development has been satisfied by the two previous approved Plan Changes. Therefore, as acknowledged by KDC, this is not a valid reason.

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

Whilst Cabra have indicated they will fund the extension to infrastructure required, there is no mechanism in KDC to ensure that happens. Infrastructure being roading, wastewater and stormwater. They have indicated they will fund extending pipework from Mangawhai Stormwater system. However, there would also be a significant cost to increase the capacity of an already stretched system, borne by the wider ratepayer community.

An example of developer promises not being executed is easily seen at Mangawhai Central. One ongoing issue has been the supply of water to proposed residential properties, varying from onsite tanks to piping in from another catchment. Another issue has been the upgrade required for electricity was not implemented prior to completion of some commercial operators, necessitating running on generators. The initial proposal by Mangawhai Central was changed considerably in actuality. In the case of PPC85 there is an indication in media that there will be 600 dwellings, but verbal indications at public open days is that these number are flexible and may well increase to 900 properties.

4. Protection of birds both in the DOC Wildlife Refuge

Currently the rural environment is a buffer between the intensive urban area on the west of the estuary and the DOC Wildlife Refuge. An increase in households within proximity of this fragile ecosystem increases the number of predators, e.g. rats which are the greatest threat to Tara Iti and Dotterel eggs.