



Kaipara te Oranganui

**KAIPARA
DISTRICT**

Two Oceans Two Harbours

Kaipara District Council Open Agenda

Date: Wednesday 31 March 2021
Time: 9.30 am
Location: Mangawhai Domain
75 Moir Street
Mangawhai

Elected Members: Mayor Dr Jason Smith
Deputy Mayor Anna Curnow
Councillor Victoria del la Varis-Woodcock
Councillor Karen Joyce-Paki
Councillor Jonathan Larsen
Councillor Mark Vincent
Councillor Peter Wethey
Councillor David Wills
Councillor Eryn Wilson-Collins

*For any queries regarding this meeting please contact
the Kaipara District Council on (09) 439 7059*

Wednesday, 31 March, 2021

9:30 am

Mangawhai Domain

75 Moir Street

Mangawhai

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Confirmation of Minutes 24 February 2021

Meeting: Kaipara District Council
Date of meeting: 31 March 2021
Reporting officer: Gavin Dawson, Governance Advisor

Recommendation/Ngā tūtohunga

That the Kaipara District Council:

- a) Approves the Ordinary Council Minutes of 24 February 2021 as true and accurate record

**Minutes of the Ordinary Meeting of
Kaipara District Council**

Date: Wednesday, 24 February 2021
Time: 9.30 am – 1.30 pm
Location: Bill Hyland Community Centre
52 Seaview Road
Baylys Beach

Members Present: Mayor Jason Smith
Deputy Anna Curnow
Councillor Jonathan Larsen
Councillor Karen Joyce-Paki
Councillor Victoria del la Varis-Woodcock
Councillor Mark Vincent
Councillor Peter Wethey
Councillor Eryn Wilson-Collins
Apologies: Councillor David Wills

1. Opening

1.1 Karakia

Mayor Smith opened the meeting with a Karakia.

The Council observed a moments silence for the passing of Richard Drake.

1.2 Apologies

Moved: Deputy Mayor Curnow

Seconded: Cr Wilson-Collins

That the Kaipara District Council:

- a) Accepts the apologies of Cr David Wills.

Carried

1.3 Confirmation of agenda

Moved: Mayor Smith

Seconded: Deputy Mayor Curnow

That the Kaipara District Council:

- a) Confirms the agenda for the meeting held Wednesday 24 February 2021.

Carried

1.4 Conflict of interest declaration

Item number	Elected member name
5.8 – Windfarm Project Commissioner appointment	Cr del la Varis-Woodcock
6.3 – Resolutions register	Cr Wilson-Collins

2. Presentations and petitions

A presentation was made by Democracy Northland representatives Craig Jepson and Ash Nayyar. They responded to questions put the Council.

2.1 Petition demanding a poll on the establishment of Māori Ward(s) in the Kaipara District

Moved: Mayor Smith

Seconded: Deputy Mayor Curnow

That the Kaipara District Council:

- a) Notes that a petition requesting the council conduct a poll on the establishment of a Māori ward in the Kaipara District (**Attachment A**) has been formally received by staff.
- b) Notes that the Electoral Officer is processing the petition by checking the signatories against the electoral roll.
- c) Notes that Council staff will report back to the 31 March 2021 Council Meeting.

Carried

3. Minutes

Moved: Cr Joyce-Paki

Seconded: Cr del la Varis-Woodcock

That the Kaipara District Council:

- a) Approves the Ordinary Council Minutes of 16 December 2020 as a true and accurate record.

Carried

4. Notice of motion

Nil.

5. Decision

5.1 Adoption of draft Financial Strategy

Moved: Cr Wethey

Seconded: Deputy Mayor Curnow

That the Kaipara District Council:

- a) Approves the draft Financial Strategy as supporting documentation to the consultation document for the Long Term Plan (Attachment A).
- b) Delegates the Mayor and Chief Executive the authority to approve minor editorial changes that do not alter the intent of the policy.

Carried

Cr del la Varis Woodcock voted against

5.2 Adoption of draft Development Contributions Policy

Moved: Mayor Smith

Seconded: Cr Wethey

That the Kaipara District Council:

- a) Adopt the draft Development Contributions Policy as supporting information for the LTP 2021-31 and for community consultation alongside the Long-Term Plan 2021-31 (Attachment A).
- b) Delegates the Mayor and Chief Executive the authority to approve minor editorial changes that do not alter the intent of the policy.

Carried

5.3 LTP Source Documents

Moved: Mayor Smith

Seconded: Deputy Mayor Curnow

That the Kaipara District Council:

- a) Notes that the following documents have previously been adopted by Council as part of the Long-Term Plan 2021-2031:
 - Vision and Community Outcomes
 - Significance and Engagement Policy
 - Revenue and Finance Policy
 - Remissions Policies (4)
 - Financial Contributions Policy
 - Treasury Policy
- b) Notes that reports seeking adoption of the Financial Strategy and the Development Contributions Policy as part of the Long-Term Plan 2021-2031 are part of this February meeting agenda
- c) Adopts the following additional source documents as part of the Long-Term Plan 2021-2031:
 - Significant Forecasting Assumptions
 - Infrastructure Strategy
 - Strategic Activity Management Plans (7) including Strategic Activity Management Overview
 - Activity Profiles (9) including Introduction to Activity Profiles
 - Environmental Scan 2020
- d) Delegates the Mayor and Chief Executive the authority to approve any changes in response to Auditors' feedback, and any minor editorial changes that do not alter the intent of the documents, made in consultation with the Auditors.

Carried

[Secretarial note: Cr del la Varis-Woodcock requested it be noted that she objected to the following source documents – Infrastructure strategy and Activity Profiles].

5.4 Long Term Plan 2021/2031 - Adoption of Consultation Document – Towards a Better Kaipara

Moved: Mayor Smith

Seconded: Deputy Mayor Curnow

That the Kaipara District Council:

- a) Adopts the Long-Term Plan (2021 – 2031) Consultation Document (Attachment A to this report) for community engagement.
- b) Delegates the Mayor and Chief Executive the authority to approve any minor editorial changes, in consultation with Deloitte if needed.

Carried

The Meeting adjourned at 11.15 am for morning tea

Cr del la Varis-Woodcock left the meeting at 11.15 am.

The Meeting reconvened at 11.32 am.

5.5 Fees and Charges 2021-2022

Moved: Cr Wethey

Seconded: Cr Vincent

That the Kaipara District Council:

- a) Approves the draft Fees & Charges for 2021/2022 (Attachment A of this report) for community consultation prior to formal adoption.
- b) Delegates the authority for the Mayor and Chief Executive to finalise and approve the schedule of fees and charges for consultation.

Carried

5.6 Waste Contract 706 Extension 21-22

Moved: Cr Wilson-Collins

Seconded: Cr Joyce-Paki

That the Kaipara District Council:

- a) Approves the extension of Contract 706 which provides “The Eastern and Western and Recyclables Collection, Disposal and Dargaville Transfer station operation” for a further 12-month period from 1 July 2021 to expiry on the 30 June 2022.

Carried

5.7 Submission on He Pou a Rangi Climate Change Commission Draft Advice Package

Moved: Mayor Smith

Seconded: Cr Wilson-Collins

That Kaipara District Council:

- a) Approve the submission 'cover letter' and the 'all council' submission points as outlined at Attachment B.
- b) Agree to provide feedback to staff by 2 March 2021 on specific Kaipara District Council subpoints to include in the submission (as outlined at Attachment B).
- c) Delegates the Mayor, Cr Wilson-Collins, and Chief Executive the authority;
 - i. To approve the specific Kaipara District Council subpoints to be included in the submission
 - ii. To approve any editorial changes if needed
 - iii. To sign the submission on behalf of council, prior to it being lodged with the Climate Change Commission.

Carried

5.8 Omamari Windfarm - Internal Hearing Commissioner

Moved: Cr Wethey

Seconded: Cr Larsen

That Kaipara District Council:

- a) Approves the appointment of Councillor del la Varis-Woodcock as an Internal Hearing Commissioner for the hearing panel deciding the resource consent application for Omamari Windfarm (reference RM200234).
- b) Notes that the two remaining Independent Hearing Commissioners will be selected using the Hearing Commissioners Policy.

Carried

5.9 Climate Adaptation Joint Committee - Iwi appointments

Moved: Cr Joyce-Paki

Seconded: Mayor Smith

That the Kaipara District Council confirms and appoints the following as the Kaipara District Council Iwi representatives on the Joint Committee on Climate Change Adaptation:

- a) Fiona Kemp of Te Uri o Hau as the primary representative.
- b) Taoho (Snow) Tane of Te Roroa as the alternate.

Carried

5.10 Dangerous, Affected, and Insanitary Buildings Policy

Moved: Cr Vincent

Seconded: Cr Larsen

That Kaipara District Council:

- a) Adopts the Dangerous, Affected, and Insanitary Buildings Policy as provided in Attachment A.
- b) Authorises the Chief Executive to make minor edits or changes to the Policy to correct any spelling errors or make typographical edits, and/or to reflect decisions made by Council at this meeting.

Carried

5.11 Petitions Policy - adoption

Moved: Cr Wilson-Collins

Seconded: Deputy Mayor Curnow

That the Kaipara District Council:

- a) Adopts the amended Petitions Policy as provided in Attachment A.
- b) Authorises the Chief Executive to make minor edits or changes to the Policy to correct any spelling errors or make typographical edits, and/or to reflect decisions made by Council at this meeting.

Carried

5.12 BDO Tour of Northland Cycle Challenge Day 3 – Application for a temporary Road closure

Moved: Cr Wilson-Collins

Seconded: Cr Joyce-Paki

That Kaipara District Council:

- a) Approves the application for the temporary road closure which includes Victoria Street, Dargaville (between Edward Street and Normanby Street) as shown on the proposed Traffic Management Diagram (attachment A of this report) on Saturday 20 March 2021 from 9:30am to 01:00pm. A condition of approval being the event organiser to do a letter drop to all businesses/residents located within the road closure.

Carried

The Meeting adjourned for lunch at 12.21 pm.

The Meeting reconvened at 12.51 pm.

6. Information

6.1 Development Agreement - Mangawhai Central

Moved: Mayor Smith

Seconded: Cr Wethey

That the Kaipara District Council:

- a) Notes that a development agreement has been signed.

Carried

6.2 Debt Refinancing Maturing May 2021 Report

Moved: Cr Wethey

Seconded: Deputy Mayor Curnow

That the Kaipara District Council:

- a) Notes the Debt Refinancing Maturing May 2021 Report.

Carried

6.3 Resolutions register

Moved: Deputy Mayor Curnow

Seconded: Cr Wilson-Collins

That Kaipara District Council:

- a) Notes the Resolutions Register presented at 24 February 2021 Council Meeting.

Carried

6.4 Exceptions report

Moved: Mayor Smith

Seconded: Cr Wethey

That the Kaipara District Council:

- a) Notes the Exceptions Report presented at 24 February 2021 Council Meeting.

Carried

6.5 Quarterly report

Moved: Cr Vincent

Seconded: Cr Larsen

That Kaipara District Council:

- a) Notes the Quarterly Report presented at 24 February 2021 Council Meeting.

Carried

7. Closure

7.1 Karakia

Mayor Smith closed the Meeting with a Karakia.

The Meeting closed at 1.30 pm.

Noting of other Council committee Open Minutes

Meeting: Kaipara District Council
Date of meeting: 31 March 2021
Reporting officer: Gavin Dawson, Governance Advisor

Recommendation/Ngā tūtohunga

That the Kaipara District Council:

- a) Notes the Open Minutes of the:
- Mangawhai Community Park Governance Committee 7 December 2020 (Ordinary).
 - Mangawhai Community Park Governance Committee 13 November 2020 (Extraordinary).
 - Taharoa Domain Governance Committee 10 November 2020 (Ordinary).
 - Remuneration and Development Committee (Ordinary).
 - Audit Risk and Finance Committee 10 December 2020 (Ordinary)

**Minutes of the Ordinary meeting of
Mangawhai Community Park Governance Committee**

Date: Monday 7 December 2020
Time: 9.58 am - 11:15 am
Location: Mangawhai meeting room
Kaipara District Council offices
The Hub 6/6 Molesworth Drive
Mangawhai

Members Present: Deputy Mayor Anna Curnow (Chair)
Councillor Jonathan Larsen (by phone)
Councillor Victoria del la Varis-Woodcock
Maurice Langdon (Community representative)
Jim Wintle (Friends of Mangawhai Community Park)
Georgina Connelly (Te Uri o Hau representative)
Mayor Dr Jason Smith

Apologies: Councillor Eryn Wilson-Collins

1. Opening

1.1 Karakia

Deputy Mayor Curnow opened the meeting with a Karakia.

1.2 Apologies

Moved: Deputy Mayor Curnow

Seconded: Mayor Smith

That the Mangawhai Community Park Governance Committee accepts the apology of Councillor Wilson-Collins.

Carried

1.3 Confirmation of agenda

Moved By: Deputy Mayor Curnow

Seconded By: Cr del la Varis-Woodcock

That the Mangawhai Community Park Governance Committee:

- a) confirms the agenda for the meeting held 7 December 2020.

Carried

1.4 Conflict of interest declaration

Item	Conflict
Item 4.1 - Mangawhai Community Park Governance Committee – Mangawhai Museum Daring Ship Proposal	Jim Wintle is a member of the Daring Trust co-ordinating the project.

2. Minutes

2.1 Confirmation of minutes dated 7 September 2020

Moved: Cr del la Varis-Woodcock

Seconded: M Langdon

That Mangawhai Community Park Governance Committee

- a) Confirms that the minutes of the Mangawhai Community Park Governance Committee held on 7 September 2020 are a true and correct record.

Carried

2.2 Confirmation of minutes of Extraordinary Meeting of 13 November 2020

Moved By: Deputy Mayor Curnow

Seconded By: Mayor Smith

That Mangawhai Community Park Governance Committee:

- a) Confirms that the minutes of the Extraordinary Meeting of the Mangawhai Community Park Governance Committee held on 13 November 2020 are a true and correct record, with the following amendment:
- To add to the Location: 'Held online'.

Carried

3. Information

3.1 Community Park operations update September to November 2020

Moved: Cr del la Varis-Woodcock

Seconded: Mayor Smith

That the Mangawhai Community Park Governance Committee:

- a) Notes the Community Park operations update - September 2020 to November 2020.

Carried

3.2 Project Team update September to November 2020

Moved: Deputy Mayor Curnow

Seconded: Cr del la Varis-Woodcock

That the Mangawhai Community Park Governance committee:

- a) Notes the Project Team update September to November 2020.

Carried

4. Decision

4.1 Mangawhai Community Park Governance Committee – Mangawhai Museum Daring Ship Proposal

[Secretarial note: The Chair requested Jim Wintle leave the table due to his conflict of interest]

Moved: Deputy Mayor Curnow

Seconded: Mayor Smith

That the Mangawhai Community Park Governance Committee:

- a) Notes that more information is needed to enable a decision to be made, and
- b) Requests that staff continue to work with the Mangawhai Museum and the Daring Trust on options and report back to a future Mangawhai Community Park Governance Committee meeting if needed.

[Secretarial note: Cr Larsen left the meeting at 10.47 am (after new recommendations were moved)].

M Langdon proposed to add to the new tabled recommendations, a statement of support for the project. There was no formal amendment due to general agreement that this should not be included.

[Secretarial note: Cr Larsen rejoined the meeting at 11.07 am (during the round table).]

[Secretarial note: The committee commends the Daring Trust for the work done to date.]

Carried

5. Closure

Deputy Mayor Curnow closed the meeting with a Karakia.

The meeting closed at 11.15 am.

**Minutes of the Extraordinary meeting of
Mangawhai Community Park Governance Committee**

Date: Friday 13 November 2020
Time: 1:03 p.m. – 1:25 p.m.
Location: Held on Line, and Broadcast live on Facebook

Members Present: Deputy Mayor Anna Curnow (Chair) Councillor
Victoria del la Varis-Woodcock Councillor Eryn
Wilson-Collins
Maurice Langdon
Mayor Dr Jason Smith

Apologies: Councillor Jonathan Larsen
Jim Wintle
Georgina Connolly

1. Opening

1.1 Karakia

Deputy Mayor Curnow opened the meeting with a karakia.

1.2 Apologies

Moved: Deputy Mayor Curnow

Seconded: Cr del la Varis-Woodcock

That the Mangawhai Community Park Governance Committee accept the apologies from Councillor Jonathan Larsen, Georgina Connelly and Jim Wintle.

Carried

1.3 Confirmation of agenda

Moved: Deputy Mayor Curnow

Seconded: Mayor Smith

That the Mangawhai Community Park Governance Committee confirms the agenda for the meeting held 13 November 2020.

Carried

1.4 Conflict of interest declaration

Nil.

2. Decision**2.1 Mangawhai Activity Zone Project Brief – Junior Pump Track****Moved: Mayor Smith****Seconded: Cr Wilson-Collins**

That the Mangawhai Community Park Governance Committee:

- a) Approves the Mangawhai Activity Zone Project Brief to install the Junior Pump Track

Carried**3. Closure****3.1** Deputy Mayor Curnow closed the meeting with a karakia.

The meeting closed at 1:25 p.m.

**Minutes of the Ordinary meeting of
Taharoa Domain Governance Committee**

Date: Tuesday 10 November 2020
Time: 10:12 am – 12:02 pm
Location: Lake Waikare Centre, Taharoa Domain

Members Present: Ric Parore (Te Kuihi) (Chair)
Councillor Jonathan Larsen (By phone, left before meeting end)
Councillor Karen Joyce-Paki
Sonny Nesbit (Te Roroa)
Mayor Jason Smith

1. Opening

1.1 Opening karakia

Mayor Smith opened the meeting with a karakia.

1.2 Apologies

Nil

1.3 Confirmation of agenda

Moved: Cr Joyce-Paki

Seconded: S Nesbit

That the Kaipara District Council confirms the agenda for the meeting held 10 November 2020.

Carried

1.4 Conflict of interest declaration

Nil.

2. Presentations

Nil.

3. Minutes

3.1 Confirmation of committee minutes 11 August 2020

Moved: Cr Joyce-Paki

Seconded: S Nesbit

That the Taharoa Domain Governance Committee:

- a) Confirms that the minutes of the Committee meeting held 11 August 2020 are a true and correct record.

Carried

4. Decision and Information items

4.1 Taharoa Domain Operations report November 2020

Moved: Cr Joyce-Paki

Seconded: S Nesbit

That the Taharoa Domain Governance Committee:

- a) Notes the Taharoa Domain operations update report for July 2020 to October 2020.

Carried

4.2 Taharoa Domain Security Report November 2020

Moved: Mayor Smith

Seconded: S Nesbit

That the Taharoa Domain Governance Committee:

- a) Notes the Taharoa Domain Security report update.

Carried

4.3 Kai Iwi Lakes Dune Lakes Galaxias Working Group update

Moved: S Nesbit

Seconded: R Parore

That the Taharoa Domain Governance Committee:

- a) Requests an update from the Recovery Group at the February 2021 meeting and ask that any information pertinent to releasing trout be shared at that meeting if available.

Carried

5. Closure

5.1 Closing karakia

Sonny Nesbit closed the meeting with a karakia.

This meeting closed at 12:02 pm.

Confirmed

**Open Minutes of the meeting of
the Remuneration and Development Committee**

Date: 12 August 2020
Time: 10:11 a.m. - 1.31 p.m.
Location: Conference Room,
Northern Wairoa Memorial Hall
Dargaville

Members Present: Mayor Jason Smith (**Chair**)
Deputy Mayor Anna Curnow
Councillor Peter Wethey
Councillor David Wills
Councillor Eryn Wilson-Collins

1. Opening

1.1 Karakia

Mayor Smith opened the meeting with a Karakia.

1.2 Apologies

Nil.

1.3 Confirmation of agenda

Moved: Mayor Smith

Seconded: Deputy Mayor Curnow

That the Remuneration and Development Committee:

a) confirms the agenda for 12 August 2020.

Carried

1.4 Conflict of interest declaration

Nil.

2. Minutes

2.1 Confirmation of Open minutes from 13 May 2020

Moved: Cr Wethey

Seconded: Cr Wilson-Collins

That the Remuneration and Development Committee:

- a) Accepts the Open minutes dated 13 May 2020 as a true and accurate record.

Carried

3. Resolution to move into Public Excluded session

Moved: Cr Wills

Seconded: Deputy Mayor Curnow

The following recommendation is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 7 of the Act.

On the grounds that matters will be prejudiced by the presence of members of the public during discussions on the following items, it is recommended:

Recommendation/Ngā tūtohunga	
a) That the following items are considered with the public excluded:	
Item	Grounds for excluding the public
Public Excluded minutes from 13 May 2020.	Protect the privacy of natural persons, including that of deceased natural persons (Section 7(2)(a))
Chief Executives Performance Report	
Elected Member feedback	

Carried

The meeting moved in Public Excluded session at 10.14 am.

The meeting returned to Open session at 1.28 pm.

6. Closure

6.1 Karakia

Mayor Smith closed the meeting with Karakia.

The meeting closed at 1.31 pm.

Confirmed

**Open Minutes of the Ordinary meeting of
Audit, Risk, and Finance Committee**

Date: Thursday 10 December 2020
Time: 10.05 am – 12.06 am
Location: KDC Mangawhai Office
The Hub
6/6 Molesworth Drive
Mangawhai

Members Present: Councillor Peter Wethey (**Deputy Chair**)
Councillor Jonathan Larsen
Deputy Mayor Anna Curnow
Mayor Dr Jason Smith

Apologies: Stana Pezic (**Chair**)
Councillor Eryn Wilson-Collins
Councillor David Wills

[Secretarial note: Cr Wethey (Deputy Chair) took the Chair for the Meeting due to the approved absence of Stana Pezic (Independent Chair).]

1. Opening

1.1 Karakia

Mayor Smith opened the Meeting with a Karakia.

1.2 Apologies

[Secretarial note: it was requested that a note be made advising that the current Independent Chair has resigned, and her term will finish on 01 Feb 2021.]

Moved: Deputy Mayor Curnow

Seconded: Mayor Smith

That the Audit, Risk, and Finance Committee:

- a) Accepts the apologies from Stana Pezic (Independent Chair), Councillor Eryn Wilson-Collins, and Councillor David Wills.

Carried

1.3 Confirmation of agenda**Moved: Cr Larsen****Seconded: Deputy Mayor Curnow**

That the Audit, Risk, and Finance Committee:

- b) Confirms the agenda for the meeting held 10 December 2020.

Carried**1.4 Conflict of interest declaration**

There were no Conflicts of Interest.

2. Minutes**Moved: Mayor Smith****Seconded: Deputy Mayor Curnow**

That the Audit, Finance, and Risk Committee:

- a) Confirms the Ordinary Meeting Minutes of 10 September 2020 as a true and accurate record.
- b) Confirms the Extraordinary Meeting Minutes of 27 November 2020 as a true and accurate record.

Carried**3. Audit****3.1 Monitoring Report – Territorial Authority Building Control Functions****Moved: Cr Larsen****Seconded: Mayor Smith**

That That the Audit, Risk and Finance Committee:

- a) Notes the MBIE performance monitoring assessment of Kaipara District Council's territorial authority functions.

Carried

3.2 Building Consent Authority IANZ Accreditation Assessment Report 2020

Moved: Mayor Smith

Seconded: Deputy Mayor Curnow

That Audit, Risk and Finance Committee:

- a) Notes the BCA Accreditation Assessment Audit Report from IANZ.

Carried

[Secretarial note: The Committee requested that a note be made congratulating staff on the positive work and achievements to date on item 3.2.]

4. Risk

4.1 Legal compliance update

Moved: Deputy Mayor Curnow

Seconded: Cr Larsen

That the Audit, Risk and Finance Committee:

- a) Notes the legal compliance update report.

Carried

[Secretarial note: item 5.1 – Quarterly Report was moved to this position with the full agreement of the Committee due to the presenter being delayed.]

5.1 Quarterly Finance report November 2020

Moved: Cr Larsen

Seconded: Deputy Mayor Curnow

That the Audit, Risk and Finance Committee:

- a) Notes the quarterly finance report at 31 October 2020.

Carried

[Secretarial note: the agenda returned to the original agenda order confirmed at item 1.3.]

4.2 Health and safety update

Moved: Cr Larsen

Seconded: Deputy Mayor Curnow

That the Audit, Risk and Finance Committee:

- a) Notes the health and safety update for 1-July-2020 to 30-Sep-2020.

Carried

5. Finance

5.2 Treasury Management report

Moved: Cr Larsen

Seconded: Mayor Smith

That the Audit, Risk and Finance Committee:

- a) Notes the treasury management report for October 2020.

Carried

6. Resolution to move in Public Excluded Session

Moved: Mayor Smith

Seconded: Deputy Mayor Curnow

- a. That the following items are considered with the public excluded:

Item	Grounds for excluding the public
Contract monitoring and reporting	To enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (LGOIMA s7(2)(i))
Insurance renewal update	To enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (LGOIMA s7(2)(i))

Carried

The Meeting into Public Excluded Session at 11.40 am.

7. Return to Open Session

The Meeting returned to Open Session at 12.01 pm.

8. Closure**8.1 - Karakia**

Mayor Smith closed the Meeting with a Karakia.

The Meeting closed at 12.06 pm.

Confirmed

Notice of Motion from Cr Jonathan Larsen

Meeting: Kaipara District Council
Date of meeting: 31 March 2021
Reporting officer: Gavin Dawson, Governance Advisor

Purpose | Ngā whāinga

To provide the Council with the Notice of Motion (the “Motion”) received from Cr Jonathan Larsen.

Recommendation | Ngā tūtohunga

That the Kaipara District Council:

- a) Directs the Chief Executive to arrange a briefing on the Mangawhai Community Wastewater Scheme (MCWWS) capacity and debt as soon as possible and prior to Long Term Plan (LTP) hearings taking place.
- b) That the briefing include clarification on the matters raised in Kaipara Concerns column dated 19 March 2021 and Mangawhai Matters column in Mangawhai Focus dated 22 March 2021 regarding the MCWWS capacity and debt (both as attached).
- c) That the briefing may be held as part of an already scheduled briefing.

Context | Horopaki

Written Motions are allowed under section 27.1 of Kaipara District Council Stand Orders. This provision states that any Motion must be in writing and received by the Chief Executive, at least two clear working days before the date of the meeting it is to be considered.

This Motion was received on 24 March 2021 which meets the criteria provided for in Standing Orders.

Significance and engagement | Hirahira me ngā whakapāpā

The decisions or matters of this report are considered to have a low degree of significance in accordance with Council’s Significance and Engagement Policy. No feedback is required, and the public will be informed of Council’s decision via the agenda and minutes publication of this meeting, on the website and through other channels if appropriate.

Next steps | E whaiake nei

The Motion will be discussed and considered at the Council Meeting scheduled for 31 March 2021.

Attachments | Ngā tapiritanga

	Title
A	Notice of Motion received from Cr Jonathan Larsen

- a) That Council directs the Chief Executive to arrange a briefing on the Mangawhai Community Wastewater Scheme (MCWWS) capacity and debt as soon as possible and prior to Long Term Plan (LTP) hearings taking place; and
- b) That the briefing include clarification of the matters raised in the Kaipara Concerns column dated 19 March 2021 and Mangawhai Matters column in Mangawhai Focus dated 22 March 2021 regarding the MCWWS capacity and debt (both as attached); and
- c) That the briefing may be held as part of an already scheduled briefing.

Reasons for the notice of motion

- 1. There is considerable concern in the community about the MCWWS capacity and debt both in general and in relation to the proposed development of the Mangawhai Central property.
- 2. Submissions relating to this will likely be received during the LTP process and it is important that elected members have the full information on these matters before hearing and deliberating on submissions.
- 3. A full briefing will allow elected members to be better informed when discussing these issues with the public.

Signed



Councillor Jonathan Larsen

23 March 2021

KDC FINALLY ACKNOWLEDGES HISTORIC MCWWS DEBT 19.03.2021

The KDC has responded to a LGOIMA request (Official Information) and revealed how much of the historic MCWWS is still outstanding.

We know that the remaining part of the debt allocated to district-wide (\$1.4 million), and paid through the general rates by all ratepayers, has now been paid in full. (See posts below.)

The current amount of the historic MCWWS debt, as at March 2021, is \$34,430,745.

This is made up of the two remaining allocations.

Existing users' allocation - originally \$13.4 million

This allocation relates to the properties that were connected or connectable when the scheme became operative. KDC has clarified why those users still owe money. Rather than paying the development contribution in one lump sum, some of those who connected in the early days opted to pay over time. This allocation represents that outstanding debt.

The KDC acknowledges that the current amount owing under this allocation is \$9,563,745

What the KDC has failed to tell us is whether the payments outstanding under the long-term payment arrangements are sufficient to satisfy this part of the debt. If they are not, then who will pay that part of the debt?

Future communities' allocation – originally \$26.2 million

This allocation is to be paid by “future communities”, being those who connected after the plant was first commissioned.

KDC acknowledges that the current amount owing under this allocation is \$24.867 million.

Error in calculation

In my LGOIMA request I suggested that in calculating its repayment model the KDC had relied on the promise of 4,500 connections from Beca. That figure would have provided sufficient development contributions to pay this part of the historic debt.

KDC has finally acknowledged that it made a fundamental error in calculating the repayment of the debt. It has this to say:

This was an error relating to connections (originally advised there would be 5000 not the 2800 that has eventuated).

Both of those figures seem to be suspect. However, there was clearly a fundamental error that was made many years ago, and it has finally been acknowledged in March 2021.

The concern is that it was blindingly obvious many years ago that the capacity of the plant was nowhere near what was anticipated and it would be impossible to recoup that part of the debt before the plant reached capacity.

For years the KDC has failed to acknowledge the situation and to adjust its debt management. It is now faced with a massive black hole for which it has no realistic solution.

Insurmountable problem

The KDC states in its response to the LGOIMA request:

We know that capacity will be reached in the next 4 years

The reality is that for several years the treatment plant has not been able to cope with peak flows in summers and during heavy rainfall when stormwater infiltrates the wastewater pipes. For that reason a balance tank costing \$2.8 million is being built as a matter of urgency. This will serve as detention tank to store the extra flow and discharge it to the plant when capacity is available.

In addition, the discharge field at Browns Road is close to capacity. The KDC is desperately searching for alternative disposal methods including, yet again, discharge to the golf course.

All of these issues will be exacerbated when Mangawhai Central comes on board.

The draft 2021/2031 LTP allocates \$20.04 million of funding for this deferred maintenance and increase in capacity over the next 10 years. (However the 2019 WSP report estimated that a new disposal field would be needed by 2026 at a cost of \$38 million.)

The point is that the KDC is faced with massive infrastructure costs in the future for the MCWWS. These will be funded by debt and that future debt will be repaid from development contributions from future connections.

However, if those development contributions are allocated to future debt, how will the current historic debt allocated to future communities of \$24.867 million be repaid?

The KDC has just revealed its hare-brained proposals to pay both the historic and the future debts from development contributions.

KDC's solution

KDC sets out the original model for repayment of the original allocation of \$26.2 million from development contributions:

\$6 million in the 6 years from 2013 to 2021

\$20 million over 10-30 years (2022-2042).

However the KDC acknowledges that the model has failed because it relied on a capacity of 5,000 connections when the plant was built. Even though “we decided we can’t recoup the \$26m over the next 4 years” the KDC is sticking with the same model. That means that the allocation of the historic debt to future communities will not be paid off until 2042

So, if all future development contributions until the year 2042 are allocated to repaying the historic debt, how is the \$20.04 million of future debt in the draft LTP to be repaid? This is the KDC’s simplistic solution:

The debt prior to new additions in the LTP 2021-2031 (ie old debt) is scheduled to be recouped by 2042 and new capital expenditure in 2021-2031 be recouped by 2051 when we reach 4600 connections in total.

In other words:

- The development contributions collected from 2021 to 2042 (the next 21 years will) will be used to pay off the remaining historic debt of about \$25 million (plus accrued interest). That means that the debt incurred in 2010 will take 32 years to pay.
- The new capital expenditure of \$20.04 million from 2021 to 2031 (page 10 of the Consultation Document for the 2021/2031 LTP), plus accrued interest, will be paid off from development contributions collected in 2042 to 2051.

This bizarre proposal appears to be an attempt to play for time so that those running the KDC will be long gone to greener pastures before the proverbial hits the fan. That presumably is why the various successive iterations of the KDC over the past eleven years have not revealed the dark secret of the historic debt.

Note that at the KDC briefing of 03 March 2021 the report on the balance tank stated that it is to be paid from development contributions. However, it seems that in fact that it will be funded by debt which will not be repaid until 2042-2051. That means 30 years of accrued interest in addition to the original cost.

Additional capital costs added to original debt

The KDC advises that there was \$2.009 million in capital expenditure on the MCWWS in the past ten years.

Can we trust that figure? The amounts allocated in the various LTPs and annual plan suggest that the figure is much higher. It is also unclear whether those additional capital costs are included as part of the historic debt.

Interest

KDC repeatedly makes the statement that capital expenditure is funded from development contributions. Well, yes, eventually if you wait 20, 30 or 40 years. The reality is that capital expenditure is funded through debt and it may take anything up to forty years for the debt to be repaid.

So how is the interest on that debt treated?

In the last 10 years \$7.5 million in interest payments has been capitalised. It is unclear if this figure is included in the total amount owing under the historic debt or whether it is dealt with separately in the accounts.

This is the KDC's muddled explanation of what happens to the interest:

The debt gets interest added to it which ranges from 4.56% to 2.47%. In the first year this is 1.3m and 404k is transferred through to the general rates rather than being charged to future development contributions. New capital expenditure is added each year.

The general ratepayer because of a Council decision pays 50% of the interest on its rates annually rather than putting 100% to the development contributions outstanding (10-20Years). This totals \$404,000 in the first year of the LTP and is about the same in most years of the plan.

Finally

You can search the Consultation Document for the draft 2021/2031 LTP but you will not find any of the above information. It is the KDC's dirty secret which it has been forced to reveal – very reluctantly. But it is not going to consult on it with the community.

The KDC's ineptitude in pursuing a model for repayment that was based on blatantly incorrect figures is mind-boggling. The secret solution to pay off the historic and future debts by 2051 is nothing more than KDC's version of a Ponzi scheme.

Following on from the bizarre misrepresentations re the current capacity of the MCWWS by KDC staff in the PC78 process, and the blow-out on the fit-out of the NRC new building in Dargaville, the latest revelations must raise serious doubts about the competence of the KDC to perform its functions in compliance with its statutory obligations, and with the fiduciary duties that it owes the community that elected it.

Mangawhai Central: You won't know what you've got until its gone

When it purchased Estuary Estates, Viranda Partners promised plenty of community focused amenities and engagement. Unfortunately, the reality is beginning to look woefully different. A supermarket and petrol station were inevitable, even under the existing 500 lot Estuary Estate consent. So, nothing has changed...or has it?



The well thought out and much debated Estuary Estate plans, contained in Chapter 16 of the District Plan (EE), allowed for 500 houses - say 1500 additional people - in our community (plus some retail, commercial, and light industrial activity). This alone would change the face of Mangawhai, but at least it was intended to be in keeping with the current character of our coastal community.

However, in Private Plan Change 78 the developer, Mangawhai Central Ltd (within which Viranda Partners retains a 10 per cent shareholding), is aiming for at least 1000 houses - say 3000 additional people - alongside the various other amenities already consented in EE. The shrinking of section sizes and expanding of zones clearly indicate a much more intensive urban landscape than was thought acceptable previously.

It can be assumed that Viranda Partners would have anticipated a profitable development under the plan provisions of Chapter 16 when it purchased the property. (It is interesting, though, that it was revealed during the recent hearing that consultants were working on the changes before the purchase). However, MCL can make substantially more profit if the changes proposed in PPC78 can be implemented.

These changes, though, throw up serious issues for the rest of us, some of which we address here.

The community has asked many questions without getting any clear answers from Viranda Partners, Mangawhai Central Ltd, or Kaipara District Council. Unfortunately, if history is anything to go by, the community will only get the answers when, and if, MCL secures the plan change and then lodges resource consent applications for individual parts of the development. Here are some of the outstanding issues.

Scale

It is obvious that the earthworks to date are far greater than what was required to give life to the consented Estuary Estate project, even though PPC78 is not yet consented. Indeed, the hillside has been irreparably carved out for a far greater density of visible houses than provided for Estuary Estates in the current district

plan. What restrictions will the Commisioners impose, if any, on the development of so many 350sqm sections and the dense development land? What would MCL plan to develop on this intense zoning?

Among other things, Pacifecon, the building intelligence company, has revealed Viranda Holdings' apparent intention to apply for and build a 6-storey, 60 bed hotel in Mangawhai Central. That announcement comes despite PPC78 providing for no more than four stories (which in itself greatly changes the character of Mangawhai).

PPC78 can be seen as pushing the sustainable limits of development in Mangawhai, but is MCL already looking beyond those limits?

Character

Viranda has always claimed that the smaller lots and the shopping centre will be shielded from public view by planting along Molesworth Drive. Bt it's a much taller ask if plantings are going to hide the incongruous and unsightly view of a 6-storey hotel or an intensely developed hillside.

Even if MCL does get consent to go down the path of urbanisation, it is to be hoped that KDC will at least impose serious landscaping requirements to try to disguise what will be an out-of-character development in a low density coastal environment.

Sell-off and the water dilemma

The reticulated water system to the proposed 500-600 small lots comes with huge costs for storage, pumping/piping and treatment to potable standards. The controversial water-take consent from NRC is a mockery in that there is little chance of the water from the consented stream off-takes ever filling or maintaining the proposed one million cubic litre reservoir. Indeed, the reservoir (or reservoirs) have not even been planned or consented.

Relying on taking high flows from the erratic stream tributaries of the upper harbour is a risky water supply strategy in the face of increasing drought prospects. More than that, it is potentially damaging to water quality in the harbour as high flows are part of the cycle of flushing sediment and contaminants arising from catchment development from the harbour's upper reaches.

MCL was unable to confirm to the Commisioners that it would continue to own and operate its costly water scheme. Nor did it appear to have contingency plans in place for prolonged low flow, periods when supplementary ground water is usually in heavy demand by existing households. Can we only assume that MCL hopes to lay off that risk to ratepayers by vesting the system in the KDC?

If PPC78 is consented then MCL will probably not want to be saddled with the many millions of dollars required to build and operate a potable water supply. One solution may be to dump its proposal for a large number of lots under 500sqm and, instead, create properties with the capacity to collect sufficient roof-top water for individual households, as the community has been arguing.

Another option that MCL might opt for would be to develop the bigger lots that don't need reticulated water, and sell off the higher density zoned land to other developers or housing companies, leaving the new owners to sort out water supply. The upshot is that the council cannot know who will be left standing to meet the cost of building and operating a water-supply plant unless it is considering ratepayers taking over this responsibility.

One rumour is that the smaller lots will be sold to Kiwibuild and other Government agencies for social and state housing. However, with a high cost or unreliable water supply and limited local employment capacity, it is hard to see takers for an affordable development on the site.

Sewerage connection

This is perhaps the biggest of several "elephants in the room". KDC has still not answered the key questions around the sewerage reticulation and treatment needs of the proposed development. We assume that MCL will be required to pay for the additional network, plant, and disposal capacity needed by its development. However we don't yet know the numbers of their connections, whether the full developer costs will be passed on, or when the development contributions will be paid.

What we do know is that development contributions, and other levies, were supposed to pay for the EcoCare debacle, yet there is \$26 million still owing with very few connections left available. There is no budget in the draft Long Term Plan to repay the outstanding debt but there is a published commitment to borrow more for any increased capacity.

Given that the wider Kaipara community has paid off its share of the EcoCare debt we can only assume that KDC will ask Mangawhai residents to pay the remainder alongside the cost of any increased capacity shortfall. However, seeking cost recovery for the additional capacity for Mangawhai Central and requiring its residents to contribute towards the existing plant through development contributions could put another nail in the coffin of high density development. Or is this going to be another cost of development that will be "socialised", i.e. shared through rates by the community at large. Or is it another reason to accept that, unlike Estuary Estates, Mangawhai Central is an exercise in planning for unsustainable development?

Even if the PPC78 is approved by the Commissioners, as more facts and fallacies emerge there is no guarantee that all that is planned will be consented.

n Want to join the Mangawhai Matters Society Inc. as a member and have a say? It's only \$20 per family per year. Please make deposits to 01-0204-0160241-00. Following your payment please email us at mangawhaimatters@gmail.com giving us your name, phone, and address so we can keep in touch.

The Mangawhai Museum and The Daring Trust Proposal – Temporary Storage of Daring Ship

Meeting: Kaipara District Council
Date of meeting: 31 March 2021
Reporting officer: Jenny Rooney, Funding Advisor

Purpose | Ngā whāinga

To seek approval regarding a proposal to temporarily store the Daring Ship within the Mangawhai Museum's leased area.

Executive summary | Whakarāpopototanga

The Daring Trust (the Trust) is proposing to return the wreck of the Daring Ship to Mangawhai. The Trust has provided sufficient information to seek approval to lease (temporary license to occupy) part of the Mangawhai Museum's leased land for the temporary storage of the Daring Ship. During the temporary storage, it will be restored, and a permanent location will be sought. Staff have reviewed the information provided and confirm that there is no impediment to the Mangawhai Museum seeking this approval.

The Mangawhai Museum, The Friends of Mangawhai Community Park and the Mangawhai Community Park Governance Committee (MCPGC) support the application and approach. The MCPGC held an extra-ordinary meeting on 18 March 2021 and recommended that the lease (temporary license to occupy) to the Daring Trust be granted by Council. This recommendation is now being presented to Council for decision.

Recommendation | Ngā tūtohunga

That the Kaipara District Council:

- a) Notes the information provided at Attachments A to E of this report in support of the Mangawhai Museum's proposal to provide a lease (temporary license to occupy) to the Daring Trust.
- b) Approves the Mangawhai Museum's proposal to licence (temporary license to occupy) to the Daring Trust an area (shown at Attachment B) for the purpose of constructing a temporary shelter for the Daring Ship:
 - i. provided that the temporary license to occupy be for an initial 12 month period from 1 April 2021, with the provision for two further 12 month licence (temporary license to occupy) periods (making a possible total of 36 months) as long as the terms of the Museum lease are continued to be complied with and council consent is obtained for each right of renewal.
 - ii. provided that the temporary license to occupy does not permit public access to the Daring Ship throughout the term of the licence.
- c) Approves any further licence (temporary license to occupy) approvals as described in resolution b)i above be delegated to the Mangawhai Community Park Governance Committee.
- d) Delegates the Chief Executive the authority to finalise the lease (temporary license to occupy) to the Daring Trust.

Context | Horopaki

The Daring, a two-mast schooner, was built as a cargo vessel in Mangawhai. It was wrecked twice, once in 1864, when it was stranded on the South side of the bar at the mouth of the Waikato River.

It was originally reported to be a total wreck but was subsequently repaired and re-floated. On 22 February 1965, the Daring was sailing from Taranaki to the Manukau when the vessel was blown offshore of the Kaipara Heads. Attempts to keep the schooner off the beach were unsuccessful and she was left on the beach above the high tide line.

On May 2017, the remains of the wreck were spotted on Muriwai Beach, it had been uncovered by shifting sands. After obtaining council permission, the Daring was recovered on 12 December 2018 by the Daring Rescue Team in consultation with Heritage New Zealand. Items abandoned with the wreck were also uncovered, including coins and a boot.

The Daring was relocated to a temporary location in Hobsonville, pending plans for its preservation and display. Due to redevelopment of the area, it now has to be removed by August 2021. The Trust wish to temporarily relocate the Daring to the Mangawhai Community Park by April 2021 and complete the restoration process.

Since August 2020, staff have met and worked with trustees from the Mangawhai Museum, Daring Trust and Mangawhai Historic Village to better understand their project. The MCPGC discussed the proposal at its 07 September 2020 meeting, asking the Trust to coordinate all required Council applications and processes, highlighting that the ship could not be placed on Council land until full planning, application and approval processes had been completed.

A council project team, which included various subject matter experts, was formed to provide support to the organisations involved in this proposal, primarily to navigate council processes. The trustees have been proactive in providing information and working with the Mangawhai Museum to progress the temporary storage proposal.

In order for Council to consider and make a decision to approve the proposal, the Trust has provided the following additional information:

- Site Plan showing temporary location. It is the red marked area immediately next to the Mangawhai Museum - **Attachment A**
- Funding Strategy - **Attachment B**
- Project Timeline - **Attachment C**
- Definitive Daring Financials - **Attachment D**

At the Friends of Mangawhai Community Park meeting held on 18 January 2021, Jim Wintle presented the Project Brief of the Daring proposal, which was met with approval by the members.

The Mangawhai Museum have also provided a letter, dated 8 March 2021, "Mangawhai Daring Trust – Temporary Storage License Molesworth Drive", available at **Attachment E**. It was signed by the Trustees of the Mangawhai Museum Historical Society and the Mangawhai Daring Trust and sets out the terms and conditions of a lease (temporary License to Occupy) for part of the Museum's presently unoccupied land as delineated on the plan attached to the letter ("Licensed Area") for a term of twelve months from 1 April 2021, or as otherwise agreed. The Museum is prepared to consider two further 12-month renewals (making a total of a possible term of 36 months), provided the terms of the licence have been complied with, and on each renewal occasion Council's consent is obtained. The letter of agreement is conditional upon obtaining the consent of the Kaipara District Council to the licence as the lessor.

It was noted by staff that in the Risk Adjustment Programme provided and included in the letter above, it states the following:

"Risk Public Visitors. The public will be invited to view this ship on set days, at set times. Groups will only be allowed into the enclosure in the company of Park or Daring Trust members"

The Daring Trust has confirmed that there will be no public viewing/access. Staff will ensure that this clause is amended accordingly. As there is no public access, a resource consent will not be required to be obtained.

The Daring Trust has also applied for an exemption under the Building Act (2004). Staff have confirmed support for the exemption; however, it can only be issued once Council approval for the lease (temporary license to occupy) is obtained.

An extra-ordinary meeting of the Mangawhai Community Park Governance Committee was held on 18 March 2021. The meeting was called due to the urgency for the Daring Trust to remove the Daring Ship from its current location as soon as practicable. The resolution from the committee is provided below. For clarity, the committee inserted clause c(b) regarding public access at the meeting.

That the Mangawhai Community Park Governance Committee:

- a. Notes the information provided at Attachments A to J of this report in support of the Mangawhai Museum's proposal to provide a lease (temporary license to occupy) to the Daring Trust.*
- b. Notes that this project is not funded from Council budgets.*
- c. Recommends to Council that it approve the Mangawhai Museum's proposal to licence (temporary license to occupy) to the Daring Trust an area (shown at Attachment D) for the purpose of constructing a temporary shelter for the Daring Ship:*
 - a. provided that the temporary license to occupy be for an initial 12 month period from 1 April 2021, with the provision for two further 12 month licence (temporary license to occupy) periods (making a possible total of 36 months) as long as the terms of the Museum lease are continued to be complied with and council consent is obtained for each right of renewal.*
 - b. provided that the temporary license to occupy does not permit public access to the Daring Ship throughout the term of the licence.*
- d. Recommends to Council that any further licence (temporary license to occupy) approvals as described in resolution (c) above be delegated to the Mangawhai Community Park Governance Committee.*

Discussion | Ngā kōrerorero

Options

Option 1

Council, as the lessor, approves the Mangawhai Museum's proposal to lease (temporary license to occupy) to the Daring Trust for the purpose of providing a temporary storage location for the Daring ship. This is the recommended option.

Option 2

Council not approve the Mangawhai Museum's proposal at this stage and request staff continue to work with the stakeholders.

Museum Lease Implications

The Museum can license part of the leased land to the Daring Trust subject to Council's prior approval, which cannot be unreasonably withheld. However, the Museum would still need to be responsible for the performance of their obligations under their lease and would be responsible in the event of a breach by the Daring Trust. Clause 14.1 of the Museum's lease will also apply and as such any building or improvements constructed on the land will require Council's prior approval at its discretion.

Policy and planning implications

The Mangawhai Community Park Master Plan needs to be considered when decisions are made regarding the activities within the park. The Plan states the current and future use of

the Park will only be for recreation, arts and cultural activities that do not duplicate facilities in other parts of the parks and reserves.

Financial implications

There are no council funds being used for this application, aside from some staff time. This is not a council project and is being completed by the Daring Trust.

The Daring Trust have provided a funding plan on how they propose to raise the funds from external funding sources to relocate the Daring Ship to a permanent location. There has currently been no external funding received or applications made for funding.

Risks and mitigations

Risks of this decision are low. This report deals with the temporary location of the Daring Ship only. Any permanent request will be treated separately.

The potential risk is if the restoration is not completed in the maximum three years. This is mitigated via the temporary license to occupy and conditions. The Mangawhai Museum and Daring Trust will also need a viable contingency plan in place to relocate the Daring Ship elsewhere outside of the Mangawhai Community Park footprint if permanent location within the park is not possible.

Significance and engagement | Hirahira me ngā whakapāpā

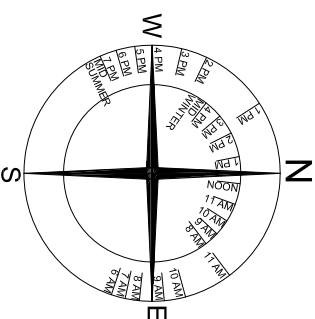
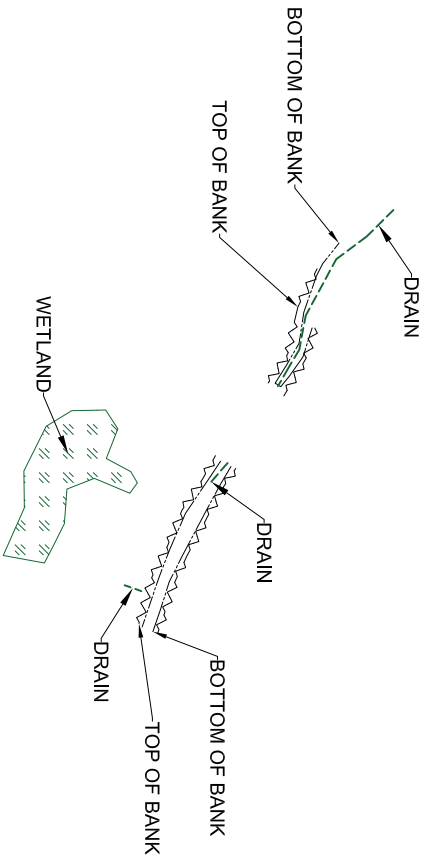
The decisions or matters of this report are considered to have a low degree of significance in accordance with Council's Significance and Engagement Policy. No feedback is required, and the public will be informed of Council's decision via the agenda and minutes publication of this meeting, on the website and through other channels if appropriate.

Next steps | E whaiake nei

- Staff will inform the Mangawhai Museum and Daring Trust of the decision made by the Council at the meeting
- If approved, the lease (temporary license to occupy) to the Daring Trust will be organised

Attachments | Ngā tapiritanga

	Title
A	Site Plan showing temporary location
B	Funding Strategy
C	Project Timeline
D	Definitive Daring Financials
E	Mangawhai Museum Temporary Storage Licence to Occupy Letter 8 March 2021

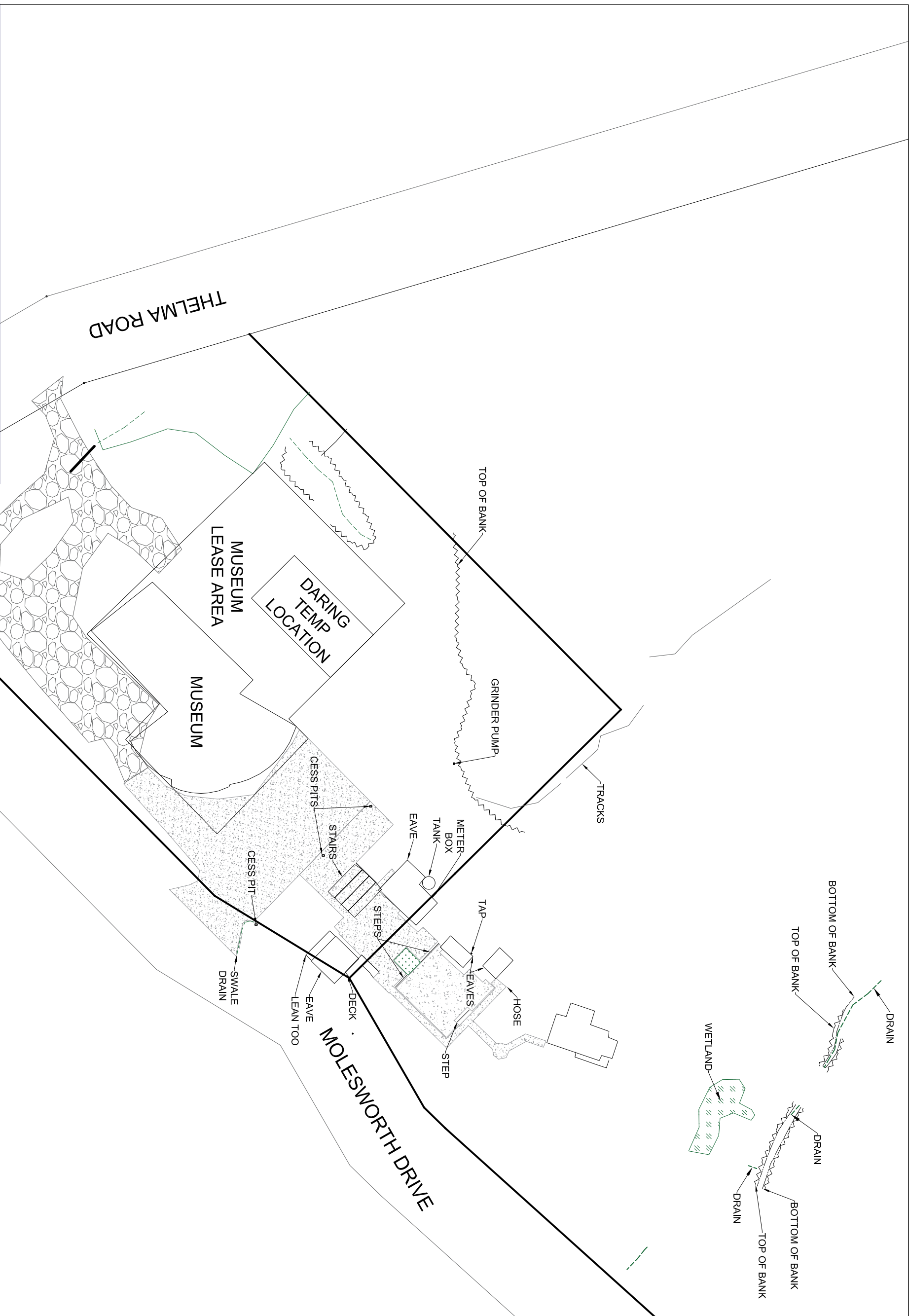


LEGEND

- MAJ CONTOUR
- MIN CONTOUR
- PROPERTY BDY
- FENCE
- RETAINING WALL
- TOP OF BANK
- BOTTOM OF BANK
- SANITARY SEWER
- STORMWATER
- FLOWLINES
- DRAIN
- GRAVEL
- CONCRETE/SEAL
- PLANTINGS
- PROPOSED BUILDING SITE
- TREES / GARDEN

NOTE:

- ANY QUERIES SHOULD BE DIRECTED TO PACIFIC COAST SURVEYS LTD.
- COORDINATES ARE IN TERMS OF MOUNT EDEN CIRCUIT 2000.
- VERTICAL DATUM NZVD2016 SM 1154 SO 60069 4.18m
- ALL PHOTO OVERLAY BOUNDARIES ARE INDICATIVE ONLY.
- MAJOR CONTOUR LINES ARE AT 1m INTERVALS.



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www.pacificcoastsurvey.com

SITE SURVEY

CLIENT
KAIPARA DISTRICT COUNCIL

FILE 1708
REVISION 2
DATE MARCH 2021
SCALE 1:800 @ A3
COUNCIL FILE RM
PAGE 1 OF 1

SITE SURVEY OF
LOT 2 DP 450057

Mangawhai Daring Trust

Potential Funding sources (refer also to the Mangawhai Daring Trust Sponsor Recognition Framework for what can be offered in return for sponsorship)

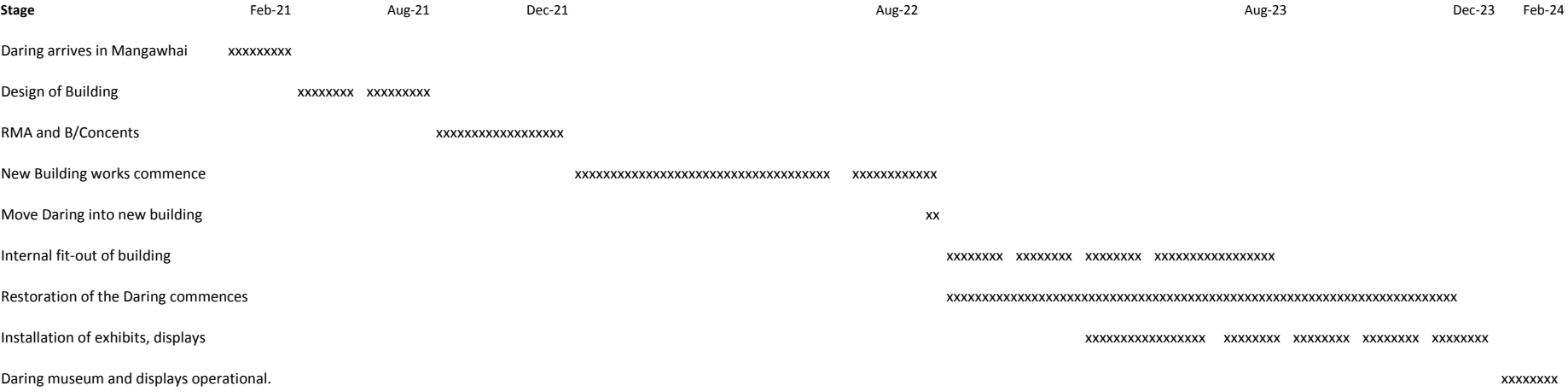
Entity	Key Persons to approach	Key selling point	Approach to be developed.	Persons to manage approach	Contact date	Outcomes
Major Sponsor Opportunities (\$500k - \$2000k)						
Mainfreight	John Hudson has connections with management John Streets Brother in law went to school with founder	Daring and Mainfreight both pioneering freight operators Good community citizen strategy	Formal presentation aligning history and values being developed by Alan	Alan Sefton John Hudson? John Street Jim Wintle?		
McDonalds	Ray Stonelake known to Jim	Ray on several McDonalds outlets and a local of Mangawhai		Jim and ?		
Tara Iti Golf Courses	American owner. John son in law works for him. Known to Jim		John with Alan McKinney to discuss ways to approach	Jim? Alan?		
High valued Sponsors (\$50 to \$500k)						
Foundation North (previously ASB Trust)	Toni Millar QSM Orakei Local Board Trustee of and grants committee of Foundation north She suggested we meet with head of funding Audrey McLaren for Daring funding applications. Baden met Peter Tinan who suggests Jodi Bews-Hair to be a key contact	They work in joint ventures working with the community such as: committed \$5m to project Restoring the Kauri of the Hauraki Gulf (gulf innovation fund together GIFT) which is joint venture with Faculty of Creative Arts & Industries, university of Auckland and the University of Auckland Foundation.	Initial meeting to be held with known people to develop approach	Larry		

	Alan and John have previous connections					
Van Den Brink Group (Brink's Chicken)	Karl Van Den Brink known to Baden	Focussed on community support. Supported several charities over the years many focussed on child / poverty /education related issues	Formal presentation to be developed	Baden Jim? Alan?		
Restaurant Brands						
North Power						
McDonalds						
Fulton Hogan						
Downers						
McConnell Dowell						
Lotteries Commission						
Callum Engineering (Whangarei based)						
Auckland Council – heritage division		Have funded Waitangi in the past. (first time approved funding outside of heritage buildings)				
United Industries Ltd	John Williams Via son in law Jasper	Have funded Daring in the past and still interested in the project	Formal approach put forward for cradle	Baden Pascoe	Dec 2020	
Grayson Engineering	David Moore son of founder and MD Founder Pat known to Larry	Steel fabricators.	Meet with owner with formal presentation	Baden / Larry		
Mangawhai Central – Industrial Residential						

Development (down road from museum)						
Todd Foundation						
Winston Peters	Known to Alan John Larry	Interested when in role as Deputy Prime Minister. Has family connection to boat builder McInnes family	Alan to revisit	Alan		
Valued Sponsors (\$10k to \$50k)						
Northland Regional Council	Known to Jim		Approach to be developed	Jim Ernest		
Kaipara District Council reserve fund	Known to Ernest	Contributes to community initiatives within their reserves	Approach to be developed	Ernest Jim Dave		
Mangawhai Endowment Fund	Known to Ernest	Contributes to community initiatives		Ernest Jim		
Lion Foundation	Samantha Alexander	They support all causes	Initial meeting with Samantha to develop approach			
Logan Campbell Trust	Baden has lead in	Advancement of education is a key focus for grants Applications open annually in Sept				
NZ Community Trust		Have funded Waitangi in the Past				
Trillian Trust		Big sponsor of the Classic Yacht Association Rachel Orr (chair of CYA) and Tony Stevenson regularly raises funds from them				
Heritage NZ	Bev Parslow Larry regularly deals with	Have previously approved \$1k toward laser scan required as	Approach again when closer to needing laser scan			

		part of their consent process. Need to check still available	if Lomotion don't fund			
Valued Sponsors Product and Service providers (at or below their cost)						
United Industries Limited	John Williams CEO via Jasper his son-in-law	Previous funder of Daring Rescue Group \$40k plus One of their group of companies sells steel.	Baden has approached for cradle funding / materials Dec 2020	Baden	Dec 2020	Have provided \$40k plus for temp scaffolding Decision pending re cradle steel
Lomotion	Well known to Baden	Have provided cradle design and specs free of cost	Re approach re splitting cradle in two and providing laser scan	Baden	Regularly contacted during 2020 To be approached again Jan 2021	Have provided cradle design and specs at cost

Daring Project Timeline



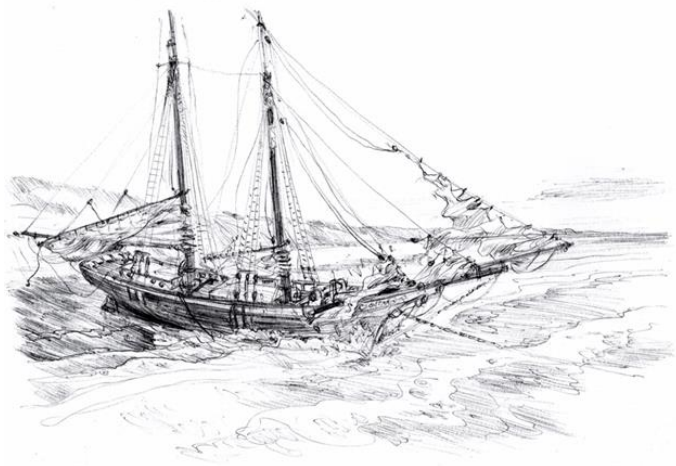
Funding

By Alan Sefton

We need, ASAP, to generate \$249,360.26 to keep the programme (particularly the preservation measures) on track.

1. Our usual practice would be to seek financial support from the various funding trusts, which we will do but, right now they are all in limbo with hugely diminished income because of Covid 19
2. Similarly, the sponsorship world is completely changed because of drastically reduced income streams in the commercial world. This will all change but, not speedily
3. With the best will in the world, Friends of the *Daring* and Give-a-Little page initiatives will not do the job for us but should be pursued in the next level of funding generation.
4. So, we are going to have to unearth a sponsor/supporter that is less affected by Covid influences
5. To do so, we are going to have to research potentials while preparing a very creative pitch for their support
6. For starters, naming rights to the Daring Exhibition Facility are one of the strongest elements that we have in our quiver. If we can combine that with “community” and pitch to people or organisations that we know or that have serious community agendas, then we will be off to a good start

We need, ASAP, to generate \$249,360.26



Daring Project Financials

The plan is to restore the vessel to the exact condition she was in when she emerged from the sands in May 2018. To this end, all the parts that were scavenged from the vessel when she first appeared have been retrieved and are included in the preservation process

That preservation process and then the selected restoration is being carried out by the Daring Rescue Group in consultation with Heritage New Zealand with the hands-on advice of appropriately qualified experts in the fields of archaeology, conservation, genealogy and reconstruction.

The completion of **Stage 1** of the operation – the rescue from Muriwai Beach - cost \$560,750.25. The great majority of that funding was provided by Auckland waterfront personality John R. Street, MNZM, who was also the Daring Rescue Group's chair.

Stage 2 is now under way, comprising the preservation processes required by Heritage New Zealand, the selective reconstruction that is planned and, ultimately, the relocation to the permanent display site (when decided). This stage is budgeted to cost **\$248,204.16** (see financials below).

Stage 3 will be very much contingent on where the vessel will be permanently displayed and what will be required for a world-class exhibit that employs the very latest technologies to ensure it is educational and inspiring while also entertaining. This stage has, as far as is practicable, been scoped and arbitrarily budgeted so that there is minimum delay in the programme once the display location has been decided.

NB: At this point in time, the \$249360.26 needed to keep the programme (particularly the preservation measures) on track is a serious priority. Our usual practice would be to seek financial support from the various funding trusts, which we will do but, they all move slowly with no assurance of success

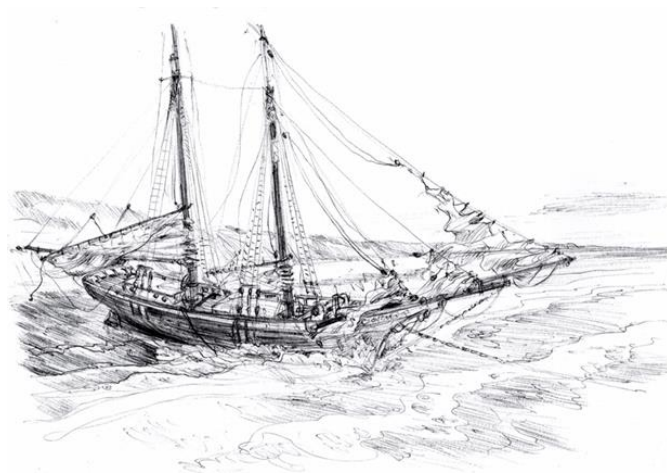
NBB: In the budgets below, the updates to previous data are highlighted in red

The Financials

Stage 1: Expenditure to 20 June 2019 (including GST)

Item	For	Amount
Black Hawk Security	Muriwai Beach Security	330,914.00
Heritage NZ	Permissions/Consents	4,000.00
Total Marine Services Ltd	Lift & Shift to Auckland	144,325.00
Waikato/Auckland Cranes	Offload @ Yachting Developments	3,810.00
T.R. Group Ltd	Temporary Tarpaulins Covers	200.00
Supercity Scaffolding	Erection & Plastic Wrap	14,465.00
Supercity Scaffolding	Scaffolding Hire (to 30 June 19)	35,000.00
Sprinkler System	Preservation System	600.00
Daily Spraying	Preservation Spraying	1,000.00
Neville Brothers	Aggregate (to contain mud)	250.00
Yachting Developments	Northcote Point Storage Site Rental	5,200.00
Boat Haulage Ltd	Acrow Props	1,190.25
	Security Cameras @ YD	700.00
	Reconstruction Laser Scan	5,033.00
The Sign Studio	Story Boards for YD Display	900.00
Susanne Grieve Rawson	Preservation/Assessment of Timbers	13,163.00
Total Expenditure on Stage 1 (carried forward)		560,750.25

The completion of Stage 1 of the operation – the rescue from Muriwai Beach – was largely funded by Auckland waterfront personality John R. Street, MNZM, who is also the *Daring* Rescue Group's chair



Stage 2: Projected Expenditure to complete rescue, preservation, restoration

Item	For	Amount	
Susanne Grieve Rawson	Preservation Proposal	40,335.50	1
Daring Trust	Small Finds Preservation	35,500.00	2
Wayne Olsen	Full Hull Clean	5,000.00	
Various	Cradle Design & Construction	30,000.00	
Various	Move from temporary site into YD	6,000.00	
Various	Laser Scan	5,033.00	
Wayne Olsen	Reconstruction	20,000.00	
Yachting Developments	Shed rental for restoration x 2	24,000.00	
Various	Reconstruction material costs	5,000.00	
Supercity Scaffolding	Scaffolding Hire (1 July 19 to 30 April 20)	28,663.30	
Supercity Scaffolding	Scaffolding Hire (1 May 19 to 31 July 20)	10,203.85	
Supercity Scaffolding	Scaffolding Hire (1 Aug 20 to 31 Oct 20)	6,955.50	3
Boat Haulage	Transport to final display location	10,000.00	
Stage 2 expenditure		226,691.15	4
Contingency (10%)		22,669.11	5
Total Stage 2 Expenditure		249,360.26	6

Stage 2 above is now under way, comprising the preservation processes required by Heritage New Zealand, the selective reconstruction that is planned and ultimately the relocation to the permanent display site (when decided). This stage is budgeted to cost \$249,360.26 (see financials above)

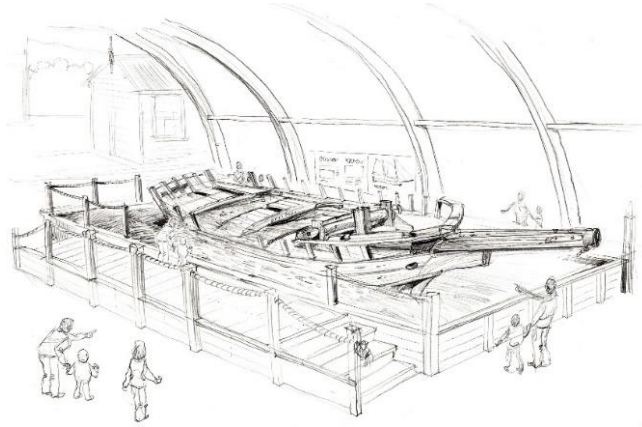


The Daring emerges from the West Coast sands in May 2018

Stage 3: Expenditure To Complete Project

Item	For	Amount	
To Be Identified	Tourism-Friendly Display Facility	2,000,000.00	
Various	Preservation & Restoration	1,000,000.00	
To Susanne Grieve Rawson	Neckerchief Preservation	1,101.24	⁷
Daring Trust	Conservation Of Small Finds	70,000.00	⁸
To Be Identified	Temperature Control System	30,000.00	
To Be Identified	Daring Website Development	20,000.00	
To Be Identified	Display Story Boards	15,000.00	
To Be Identified	Other Display Materials	10,000.00	
To Be Identified	Project Video Material	20,000.00	
To Be Identified	Electronic Displays	20,000.00	
To Be Identified	Sound System	10,000.00	
To Be Identified	Support System	10,000.00	
To Be Identified	Start-Up Promotional	30,000.00	
Total		3,236,101.20	⁹
Contingency (10%)		323,610.00	¹⁰
Total Stage 3 Expenditure		3,559,711.20	¹¹
Projected Total Costs			
Stage 1:		560,750.25	
Stage 2:		249,360.26	¹²
Stage 3:		3,559,711.20	¹³
Total Project Cost (including contingencies)		4,369,821.70	¹⁴

NB: At this point in time, the \$249,360.26 to keep the programme (particularly the preservation measures) on track is a serious priority. Our normal practice would be to seek financial support from the various funding trusts but, they all move very slowly with no assurance of success, particularly in these Covid 19 times.



Impression of *Daring* on public display by Warkworth artist Steve Horsley

1	New quote from Susanne
2	Monies paid out by Daring Trust
3	Latest Scaffolding Bill (everything now up to date)
4	New Stage 2 total
4	New Stage 2 contingency
5	New Stage 2 Budget Total
6	Quote from Susanne
7	Projected cost of further Small Finds Preservation
8 – 13	Adjusted totals reflecting new budget figures

Copy.

PO Box 91, Mangawhai
Northland 0540, New Zealand
Ph 09 431 4645

info@mangawhai-museum.org.nz
www.mangawhai-museum.org.nz

Mangawhai Daring Trust
c/o Jim Wintle
Mangawhai

8 March 2021

Dear Jim,

**Re: Mangawhai Daring Trust ("Trust") – Temporary Storage Licence
Molesworth Drive.**

Further to your 22 January 2021 email, this letter sets out the terms and conditions of a temporary licence to occupy part of the Museum's presently unoccupied land at Molesworth Drive, Mangawhai as delineated on the plan attached to this letter ("Licensed Area") for a term of twelve months from 1 April 2021, or as otherwise agreed.

Conditional on the consent of the Kaipara District Council ("Council") to this licence as lessor, the Museum grants and the Trust accepts a temporary licence to occupy the Licensed Area on the following terms and conditions:

- Licensor – The Mangawhai Museum and Historical Society Incorporated ("Museum")
- Licensee – the Mangawhai Daring Trust
- Term – 12 months from 1 April 2021, see above.
- Renewal – consideration to be given to two (2) further 12-month renewals (making a total possible term of 36 months) provided the terms of this licence have been complied with and on each renewal occasion the Council's consent to the renewal is obtained.
- Licence Fee - \$1000 pa plus GST payable in advance in 1 lump sum.
- Outgoings – The Trust is to pay all costs and outgoings including utilities relating to the Trust's use and occupation of the Licensed Area as assessed and requested by the Museum from time to time.
- Permitted Use – The permitted use under the licence is the storage and restoration of the Daring and construction of a temporary shelter, in accordance with the risk adjustment programme attached to this letter
- Insurance – The Trust is to take out and maintain for the term of the licence, and any renewals, public liability insurance, construction works risks insurance, insurance for the value of the Daring and any other insurance covers recommended by the Museum's insurance broker.
- No Liability – the Museum will have no liability for the Trust's undertaking of the permitted use or any other use of the Licensed Area and makes no representation that the Licensed Area is suitable for the Trust's intended use.
- Museum Lease – The Trust will not do or permit anything which constitutes a breach or non-observance of the Museum's lease from the Council

- Indemnity – The Trust indemnifies the Museum for any losses, costs, liabilities or penalties incurred by the Museum arising directly or indirectly from any act or omission on the part of the Trust, its trustees, members, employees, contractors or any persons for whom the Trust is responsible.
- Costs – The Trust will pay the Museum's costs, including legal costs on a solicitor and client basis, of and incidental to any default by the Trust under this licence or default under the Museum's lease from the Council for which the Trust is responsible.
- Statutory Compliance – The Trust will comply with all relevant regulatory and statutory provisions relating to its use and occupation of the Licensed Area and in particular will do all things required to comply with the Health and Safety at Work Act 2015.
- No Assignment - this licence is personal to the Trust and the Trust shall not assign, sublicense, charge or part with possession of this licence to any third party.
- Default – in the event the Trust fails to pay the licence fee or fails to observe or perform any other term of this licence, the Museum shall be entitled to terminate this licence following giving not less than 10 working days' notice of its intention to so terminate.
- Make Good - in the event of the termination or the expiry of this licence for any reason, the Trust shall at its own cost remove the Daring and all improvements erected on the Licensed Area and make good to the satisfaction of the Museum.
- Disputes – any disputes arising between the parties directly or indirectly arising out of this licence shall be resolved between the parties, using techniques of mediation, provided that the Museum shall not be required to mediate in any case where a breach, impending breach or non-observance of the Museum's lease from the Council is concerned.

Following execution of this licence by both parties below under seal the Museum will forward a copy of this licence to the Council and the parties note and agree that the Council's consent to this licence was requested by letter dated 20 November 2020.

The Common Seal of
Mangawhai Museum and Historical
Society Incorporated
was affixed in the presence of:



Chairperson.....

Board
Member.....

Board
Member.....

[Handwritten signatures and initials in blue ink]

THE DARING

Risk Adjustment Programme Prepared for the Kaipara District Council.

It is envisaged that the Daring will be housed in temporary storage for between 12 and 36 months, in the location identified on "sheet A", in a structure detailed on "sheet B".
(Attached)

Risk. The ship itself.

The ship will be held in a purpose built cradle, that will become a permanent part of its life. The ship is to be housed in an enclosure constructed by four 12m shipping containers, with a scaffold structure over and clad with shrink wrap. The scaffold will be engineer designed, welded to the containers, and be capable of retaining its integrity in the event of storm or vandalism. The ends of the enclosed structure will be clad in a mixture of corrugated iron, and plywood. Public will be excluded from this enclosure, unless a viewing time has been arranged.

Risk. Public visitors'.

The public will be invited to view this ship on set days, at set times. Groups will only be allowed into the enclosure in the company of Park or Daring Trust members.

Risk. Machinery, power equipment.

There is minimal restoration planned. When work on the ship is to be carried out, barriers and signage similar to that seen on construction sites will be put in place. Tool box meetings will be held, and a site register will be maintained. Appropriate first aid equipment will be available.

Risk. Building materials.

There will be no materials left outside of the enclosure. All materials, equipment, and boat parts will be stored inside the lockable shipping containers.

Risk. Chemicals.

It is not envisaged that there will be any chemicals, paints or solvents kept in this area.

25/9/2020

Handwritten signature/initials in blue ink.



PACIFIC COAST SURVEYS

0800 PACIFIC (0800 722 434)
info@pacificcoastsurvey.com
www.pacificcoastsurvey.com

SITE SURVEY

MANGAWHIA HISTORIC VILLAGE

KAPARA DISTRICT COUNCIL

1078
FEBRUARY 2021
13000 AS
RM
1 OF 1

SITE SURVEY OF LOT 2 DP 450057

AS SURVEYED
18 FEB 2021

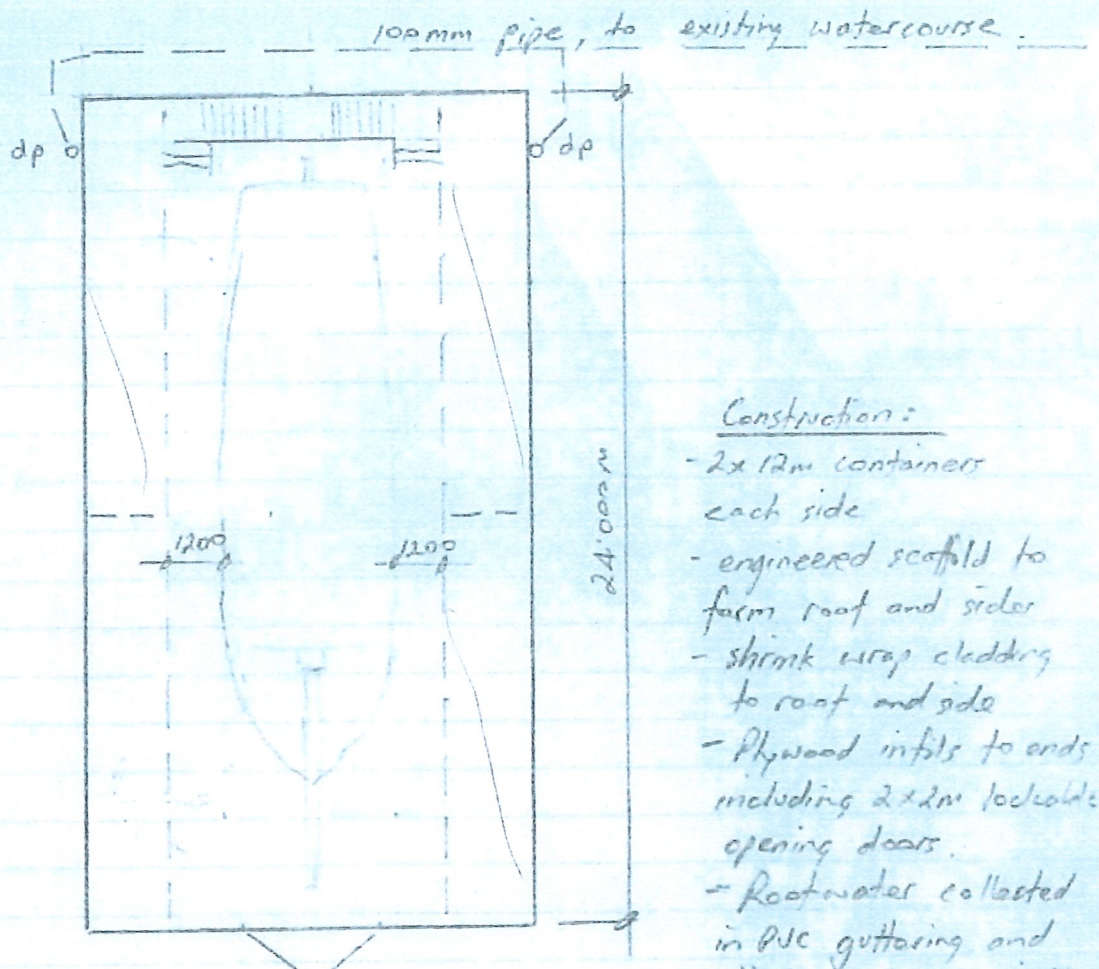


LEGEND

- BAL CONTOUR
- BM/CONTOUR
- PROPERTY BND
- FENCE
- RETAINING WALL
- TOP OF BANK
- BOTTOM OF BANK
- SHALLOW DEEPEN
- STORMWATER
- FEEDWAYS
- SHOWN
- SHOWN
- CONCRETE WALL
- FLUMINOS
- PROPOSED BUILDING SITE
- STEEP - SWICHER

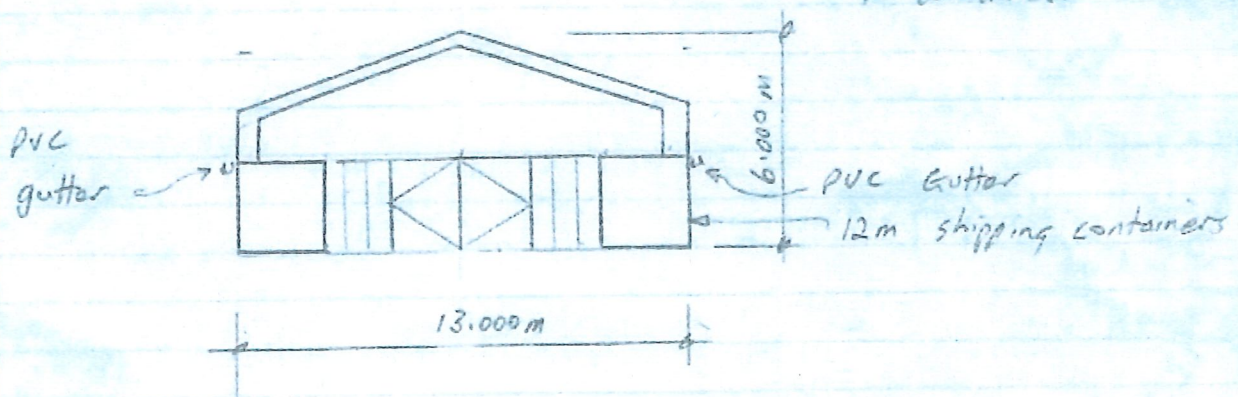
NOTE:

ANY QUERIES SHOULD BE DIRECTED TO PACIFIC COAST SURVEYS LTD. COORDINATES ARE IN TERMS OF ADJUST EDEN CIRCUIT 2000. VERTICAL DATUM NZVD2016 BM 164 00 6000.4 M. ALL PHOTO OVERLAY INDICATORS ARE INDICATIVE ONLY. MAJOR CONTOUR LINES ARE AT 1m INTERVALS.



Construction:

- 2x 12m containers each side
- engineered scaffold to form roof and sides
- shrink wrap cladding to roof and side
- Plywood infills to ends including 2x2m lockable opening doors.
- Roofwater collected in PVC guttering and discharged into existing watercourse. (Shared with Museum)
- Scaffold to be welded to containers.



Proposed
Temporary Enclosure for Daring

Private Plan Change 78 Mangawhai Estuary Estate

Meeting: Kaipara District Council
Date of meeting: 31 March 2021
Reporting officer: Paul Waanders, District Planner

Purpose | Ngā whāinga

For Council to make a decision on the recommendations of the Hearings Panel on Private Plan Change 78 (Mangawhai Estuary Estates).

Executive summary | Whakarāpopototanga

The Hearings Panel has conducted a hearing and considered the Plan Change application for the amendment of Chapter 16 and the Maps of Estuary Estates in the Operative Kaipara District Plan, known as Mangawhai Central. The Hearings Panel have made recommendations for Council to consider.

This report recommends that Council accept the Hearings Panel recommendations and adopt them as the Council's Decisions, pursuant to Schedule 1, Clause 10 of the Resource Management Act 1991.

Recommendation | Ngā tūtohunga

That Kaipara District Council

- a) Accepts the recommendations of the Hearings Panel in **Attachment A** and adopts the recommendations as the Council's decisions on provisions and matters raised in submissions, pursuant to Schedule 1, Clause 10 of the Resource Management Act 1991.
- b) Approves the amended Chapter 16 and Maps for Mangawhai Estuary Estates as recommended by the Hearings Panel in **Attachment A, Appendix 3**.
- c) Approves the public notification of Council's decisions (pursuant to clause 10(4)(b), Schedule 1, RMA) and that public notification be on or before 26 April 2021.
- d) Delegates to the Mayor and Chief Executive, the authority to make any necessary minor formatting, typographical and administrative changes to Chapter 16 (Estuary Estates) and the Maps of Estuary Estates with the Operative Kaipara District Plan, as set out in **Attachment A, Appendix 3** of this report.

Context | Horopaki

An application to amend Chapter 16 and the accompanying Maps of the Operative Kaipara District Plan for Estuary Estates was received on 3 December 2019 in terms of Part 2 of Schedule 1 of the Resource Management Act 1991 (RMA).

Council appointed independent commissioners Greg Hill (chair) and David Hill as well as Councillor Anna Curnow to hear the submissions, assess the application and make recommendations to Council on the Private Plan Change.

The Hearings Panel's assessment and recommendation has been submitted and Council now needs to consider these and make a decision on those recommendations.

Discussion | Ngā kōrerorero

District Plan Chapter 16 'Estuary Estates' was inserted into the Kaipara District Plan by means of Private Plan Change 22 in 2007 and was 'rolled over' into the existing (2013) District Plan. The developer (Mangawhai Central Ltd) applied for an overhaul of the chapter and the maps through Private Plan Change 78.

The proposal seeks to retain the Estuary Estates zone, with the following key changes:

- Amending the Business 1 Sub-Zone to match its extent to the amended Estuary Estates Structure Plan and reduce its size from 7.5 ha to 5.32ha.
- Deleting Sub-Zones 2, 4, 5 and 6 and creating new Residential Sub-Zones 3A, 3B, 3C and 3D.
- Creating a new integrated residential development overlay for the new Residential 3A Sub-Zone.
- Rezoning Lots 1 and 4 DP 314200 from Residential to the new Residential 3B and 3C Sub-Zones, and a new Natural Environment 8 Sub-Zone.
- Amending the Service 7 Sub-Zone to align with the ring road route outlined in the amended Estuary Estates Structure Plan, which increases its size from 7.5ha to 8.03ha.
- Reflecting the new network for roads, walking, cycling, flood areas, natural area corridors, a new town centre and open space area.

Under Clause 25(2)(b) of Schedule 1 of the RMA, Council accepted the Private Plan Change on 3 April 2020 and decided to notify the Private Plan Change.

Statutory notification was published in three local papers and the submission period ran from 30 April 2020 to 28 May 2020¹. The further submission period ran from 21 July 2020 to 4 August 2020².

In July 2020, the Council appointed the Hearings Panel described above. Council also delegated to the Hearings Panel the authority to make a recommendation on the Private Plan Change, after considering;

- the request (including the section 32 evaluation),
- all the submissions received,
- the section 42A reports prepared by the officers for the hearing,
- legal submissions and,
- the evidence presented during the hearing and the Applicant's closing legal submissions.

Full information including the section 42A report and all evidence was made available on Council's website <https://www.kaipara.govt.nz/mangawhaicentral>

The hearings were conducted between 23-25 November 2020 and 3 February 2021 and the Hearing Panel's report and recommendation have been received (**Attachment A**), recommending the approval of the Private Plan Change, subject to modifications to the provisions contained in Appendix 3 of Attachment A.

Council now must make its decision in accordance with clause 10, Schedule 1 of the RMA.

Options

It would be problematic for Council to not accept the recommendations of the Hearings Panel, as the panel was delegated the responsibility (by Council) to hear all submissions/evidence. The extent of Council's decision making is therefore limited because any departure (from the Hearings Panel recommendation) would require submissions to be re-heard in order to follow due process, including providing reasons for the decision. Additionally, any possibility that the Council may wish to depart from the Hearing Panel's recommendation and/or debate its merits carries with it a

¹ Pursuant to Clause 5, Schedule 1, RMA

² Pursuant to Clause 7, Schedule 1, RMA

degree of risk of legal challenge, either as part of an appeal to the Environment Court or a potential judicial review of the Council's decision on the plan change.

The options analysis below relates to whether to adopt the hearing panel's recommendations as the Council's decisions.

Option 1

To adopt the Hearing Panel's recommendation as the Council's decision. This is the recommended option.

Advantages

- Council has followed proper process, in line with statute and the Hearing Commissioner Policy, to ensure recommendations to Council are independent and made by experienced and professional Commissioners
- Council has delegated the Hearings Panel the authority to hear all matters and make a recommendation to Council. Not agreeing with the recommendations, after not hearing the submissions would not be due or proper process.
- Significant engagement and transparency on the plan change has occurred through robust Council processes.
- Council has invested time and resources into processing the Private Plan Change and organising the hearings. Some staff have been reallocated from their business as usual work to complete all processes. There is a soft cost to this reallocation of resource.
- The applicant, local individuals, and the community have also invested significant time and their own resources into the process.
- Avoids any actual and possible perceived Council predetermination or bias and will help protect Council and ratepayers from potential judicial review on public law matters.

Disadvantages

- None apparent

Option 2

Reject the Hearings Panel's recommendation and re-hear the application. This is not the recommended option.

Advantages

- None apparent

Disadvantages

- It is well established in local government that where a Council delegates a Hearings Panel to hear and provide recommendations for RMA processes, Council's consideration of the recommendations becomes more of a procedural decision. If Council were to revisit the reasoning or conclusions of the Hearings Panel, issues of natural justice and fairness will arise. This would require Council providing reasons for any decision not in line with the recommendations. It would also mean that Council would need to re-hear all of the submissions and evidence.
- If Council was to re-hear the matter, the current Hearing Commissioner Policy applies. There are only four elected members qualified with the Making Good Decision Certification with only one of those, certified as a Chair. Councillor Curnow would be omitted from this process, leaving three Councillors. Careful consideration of Councillor conflicts and experience would need to be considered to ensure that the hearing process was robust.
- There is also a high likelihood of reputational risk as Council would not be adopting the recommendations provided by very experienced, professional RMA hearings practitioners. Rejecting the recommendations from a Hearings Panel such as this would be extremely unusual.
- This option would result in significant additional costs (for the applicant, Council and submitters), delay the process, and may result in Council not meeting its statutory obligation to make decisions on submissions within two years of notifying the Private Plan Change - April 2022.

Policy and planning implications

The Proposed Plan change is a revisit of the present zoning and provisions of Chapter 16 in the Operative District Plan. It should be noted that Chapter 16 of the Operative District Plan already provides for the majority of the land (subject to the plan change) to be urbanised, with the private plan change seeking that the urban form be configured in a different way, enabling more intensity of residential development.

Financial implications

The development will contribute to the financial strength of Mangawhai through the collection of development contributions, creating additional rateable properties and the development of other physical works to be included, such as a large water storage reservoir. As this was a 'Private Plan Change', the developer was obliged to fund the plan change application (as opposed to be funded by general ratepayers).

Risks and mitigations

If Council does not agree with the recommendations of the Hearings Panel, they would need to rehear all evidence and submissions considered by the Hearing Panel. This would result in additional costs to ratepayers, potentially lead to reputational risks for Council, delay the process, and may result in council not meeting its statutory obligation to make decisions on submissions within two years of notifying the Private Plan Change (by April 2022). This risk is mitigated by accepting the recommendations of the Hearings Panel.

Impacts on Māori

The applicant has submitted a Cultural Values Assessment from Te Uri o Hau as well as Archaeological reports with its application, which have been given regard to. Ngati Manuhiri has, after correspondence, accepted the content of the Te Uri o Hau assessment.

Significance and engagement | Hirahira me ngā whakapāpā

Council notified the community through statutory notification between 30 April 2020 and 28 May 2020 by notices in three local papers, letters to directly affected parties and radio advertisements during Covid-19 lockdown with the further notification period between 21 July 2020 and 4 August 2020, in accordance with clause 5 and 7 of Schedule 1 to the Resource Management Act 1991.

Hearings were conducted 23-25 November 2020 and 3 February 2021 in Mangawhai with all the documentation available on Council's website.

The recommendations and associated decisions are made in accordance with the legislative requirements and after appropriate consultation and engagement with the community.

Next steps | E whaiake nei

Assuming Council adopts the Hearing Panel's recommendations as the Council decisions, the next step will be to publicly notify the decisions. Once notified, submitters will then have 30 working days to lodge appeals (if they consider it necessary) with the Environment Court.

Attachments | Ngā tapiritanga

	Title
A	Recommendations from the Hearings Panel on Private Plan Change PPC78
B	Strike Through version of the Private Plan Change

Recommendation following the hearing of a Private Plan Change under the Resource Management Act 1991 – Proposed Private Plan Change 78 – to the Kaipara District Plan

Hearing Panel's Recommendation

Plan Change 78 is recommended to be **APPROVED** with modifications to those provisions publicly notified. The reasons for this, and the provisions we recommend, are set out below.

Plan Change number:	78
Site address and legal description :	83 Molesworth Drive (Lot 4 DP 154785 and Lot 6 DP 314200) and Lots 1 and 4 DP 314200 Old Waipu Road, Mangawhai
Applicant	Mangawhai Central Limited
Hearing dates	23 – 25 November 2020 and 3 February 2021
Hearing panel:	Greg Hill (Chairperson) Anna Curnow David Hill
Appearances at the hearing :	See Appendix 1

AEE	Assessment of Environmental Effects
CMA	Coastal Marine Area
CVA	Cultural Values Assessment
EESP	Estuary Estates Structure Plan
GFA	Gross Floor Area
IRD	Integrated Residential Development
KDC	Kaipara District Council
KDP	Operative Kaipara District Plan
LTP	Long Term Plan
MCL or the Applicant	Mangawhai Central Limited
MM	Mangawhai Matters
MCWS	Mangawhai Community Wastewater Scheme
MSP	Mangawhai Spatial Plan
NDC	Network Discharge Consent

NPS-FM	National Policy Statement for Freshwater Management 2020
NPS-UD	National Policy Statement on Urban Development 2020
PC 78	Private Plan Change 78

INTRODUCTION

1. This recommendation is made on behalf of the Kaipara District Council (“the Council” or “KDC”) by Independent Hearing Commissioners Greg Hill (Chair), David Hill, and Anna Curnow¹ appointed and acting under delegated authority under sections 34 and 34A of the Resource Management Act 1991 (“the RMA”).
2. The Commissioners have been delegated the authority by the Council to make a recommendation on PC 78 to the Kaipara District Plan (KDP) after considering the request (including the section 32 evaluation), all the submissions, the section 42A reports prepared by the officers for the hearing, legal submissions and the evidence presented during the hearing of submissions and the Applicant’s closing legal submissions.
3. The private plan change request, lodged on 3 December 2019, was made under Clause 21 of Schedule 1 to the RMA. It was accepted by the KDC under clause 25(2)(b) of Schedule 1 to the RMA on 3 April 2020.

THE PLAN CHANGE

4. PC 78 proposes significant changes to the operative KDP Chapter 16 provisions and associated Estuary Estates Structure Plan. The Chapter 16 provisions provide for a range of essentially urban development via a series of Sub-Zones contained within the Estuary Estates Structure Plan – including: Business, Service, Community 2, Residential, Parkside Residential, Rural Residential, and Rural Cluster.
5. The changes proposed to Chapter 16 are extensive, with the intent to simplify the complex nature of the Structure Plan and its provisions; and to enable a greater level of housing density, in particular around the centre of the Plan Change area (sub-zone 3A).
6. The proposal seeks to retain the Estuary Estates zone, with the following key changes:
 - Amending the Business 1 Sub-Zone to match its extent to the amended Estuary Estates Structure Plan and reduce its size from 7.5 ha to 5.32ha;
 - Deleting Sub-Zones 2, 4, 5 and 6 and creating new Residential Sub-Zones 3A, 3B, 3C and 3D;
 - Creating a new integrated residential development overlay for the new

¹ Kaipara District Council elected member / Deputy Mayor - sitting as a Commissioner

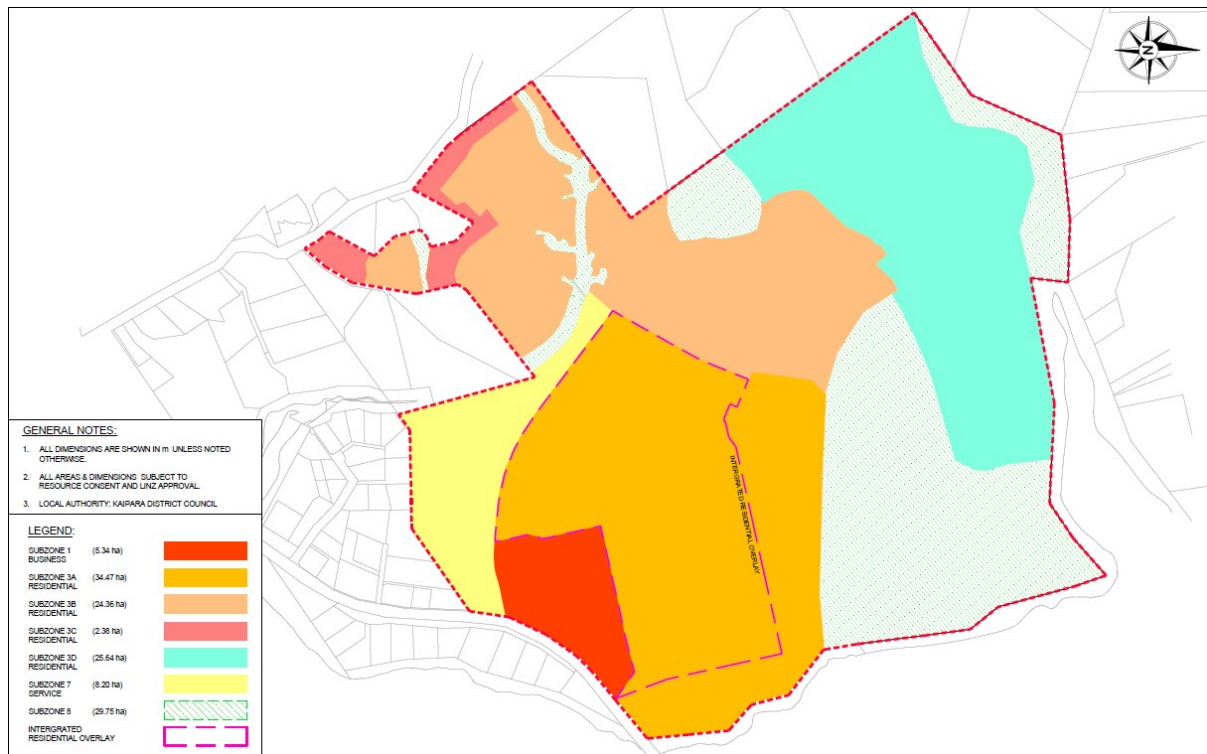
Residential 3A Sub-Zone.

- Rezoning Lots 1 and 4 DP 314200 from Residential to the new Residential 3B and 3C Sub-Zones, and a new Natural Environment 8 Sub-Zone.
 - Amending the Service 7 Sub-Zone to align with the ring road route outlined in the amended Estuary Estates Structure Plan, which increases its size from 7.5ha to 8.03ha.
 - Reflecting the new network for roads, walking, cycling, flood areas, natural area corridors, a new town centre and open space area.
7. Other key changes proposed include: reducing the number of Sub-Zones; deleting the 500-household unit cap; introducing an “*Integrated Residential Development Overlay*”; that development within sub-zone 3A (which includes the integrated residential development overlay) only be developed once it has a reticulated water supply;² reducing the amount of open space/green network required; and simplifying the planning maps to a Zoning Map and single Structure Plan Map.
8. The details of the Plan Change were set out in the Applicant’s AEE³, Section 32 evaluation report and appendices. It was set out in detail in section 3.0 – Description of the Plan Change of the section 42A report. We do not repeat that material here in any detail, but cross reference to it. We have attached the proposed zoning map below as Figure 1.

² If the proposed lots are smaller than 500m²

³ Section 3 – pages 35 – 56 of the AEE

Figure 1 – Proposed Zoning Map



9. The areas of the proposed new zoning arrangement are as follows:

- Sub-Zone 1 Business: 5.34ha.
- Sub-Zone 3A Residential: 34.47ha.
- Sub-Zone 3B Residential: 24.36ha.
- Sub-Zone 3C Residential: 2.38ha.
- Sub-Zone 3D Residential: 25.64ha.
- Sub-Zone 7 Service: 8.20ha.
- Sub-Zone 8 Natural Environment: 29.75ha.

NOTIFICATION PROCESS AND SUBMISSIONS

10. PC 78 was publicly notified on 30 April 2020, with the submission period closing on the 28 May 2020. 208 submissions were received of which nine were received late. As discussed and determined at the hearing, we accepted all of the late submissions for the reasons set out at paragraph 119 of the section 42A report, and MCL did not oppose their acceptance. The submission from Kim Hamilton (numbers 158 & 181) was withdrawn on the 17 November 2020.

11. The summary of decisions requested was notified on the 21 July 2020 for further submissions and closed on the 4 August 2020. Nine further submissions were received. Three of these raised concerns⁴ - as set out in the section 42A report,⁵ and addressed by Council's legal submission (Mr Bangma) as well as Mr Savage's submission for Mangawhai Matters (MM).
12. At the hearing we accepted the further submissions from Ross Hill and Doug Lloyd et al. Mr Hill had supported all of the submitters who opposed the Plan Change. Mr Lloyd et al's submission was 'effectively' a substantive submission (as the submitters had reviewed all the submissions and made significant commentary on them). The 'further submission' had mostly identified which submissions were supported or opposed. We also note that each of the named further submitters had their own substantive submission on PC 78.
13. We accept Mr Lloyd et al's further submission on the basis that it supported and opposed a number of submissions, but we did not accept the commentary section of the submission (noting that they had addressed all the issues in their own submissions and in their evidence).
14. We did not accept Eric Muller's further submission as it was clearly a substantive submission; raising concerns about PC 78 and not stating which submissions he supported or opposed. As a substantive submission it was not summarised and notified as part of the summary of submission, and to do so at the time of the hearing would have caused an unreasonable and unjustifiable delay to the hearing of PC 78.
15. The vast majority of the submissions opposed the Plan Change, seeking that it be declined, or substantially altered to more closely reflect the operative provisions. While the concerns were fairly wide ranging clear 'themes' emerged through the submissions, the evidence and representations made at the hearing. These included the character and amenity of Mangawhai and that PC 78 and would adversely affect (some said destroy) the existing character and amenity of Mangawhai; that there was insufficient infrastructure (mainly wastewater and water supply capacity) to enable the scale of development sought, and environmental concerns related to the wetlands and the estuary.

HEARING AND HEARING PROCESS

16. The hearing commenced on the 23 November 2020, and was adjourned on the 25 November having heard from the Applicant, Council (legal submissions) and Submitters. At this point the hearing was adjourned and two Directions were issued by us.
17. The Hearing Panel agreed to MCL's Legal Counsel (Mr Gordon) filing supplementary evidence from the following expert witnesses:

⁴ From Ross Hill, Eric Muller and Doug Lloyd et al

⁵ Paragraphs 120 - 121

- Mr Williamson (water supply);
 - Mr Dufty (engineering);
 - Mr Munro (urban design); and
 - Mr Tollemache (planning).
18. We set out that the purpose of the supplementary evidence was “...*not for the purpose of providing new evidence. Rather, it is intended to provide further information regarding matters raised at the hearing, to assist the Panel and the parties to understand the conclusions reached by the above experts, and/or to clarify certain matters*”.
 19. We issued a further direction on the 27 November 2020 requesting some specific information from the Council officers relating to infrastructure planning and funding decisions for wastewater and water supply for Mangawhai. We also requested that the Council’s Legal Counsel address Mr Savage’s submission that introducing a new road connection to Old Waipu Road and providing a reticulated water supply was out of scope of the Plan Change and therefore could not be considered.⁶ That information was provided by the Council on the 16 December 2020.⁷
 20. The hearing was reconvened on the 3 February 2021 to hear from the Council in relation to the Hearing Panel’s Direction; the Applicant’s supplementary evidence; the Council’s section 42A officers; and for the Applicant’s Reply. The hearing was adjourned at this point, with the Applicant, as part of its Reply, to provide their final marked up version of plan provisions that they recommended the Hearing Panel accept. This was received on the 11 February 2020.
 21. The Hearing Panel heard from a number of experts for the Applicant, Submitters and the Council. We also heard from a number of submitters, many of whom were local residents who expressed their concerns about the impact they considered PC 78 would have on the existing community and the environment if it were approved in the form that was notified.
 22. Due to the number of Submitters we heard from, and many that raised the same or similar issues; we have not individually referenced many of the submitters in this report. However, we have considered all of the submissions and further submissions lodged to PC 78 in making our recommendation to the KDC.
 23. Appendix 2 (attached to this report) lists all of the submitters by topic. Those topics are addressed later in this report, along with our recommendations; whether we accept, accept in part, or reject the submission.

⁶ Mr Savage is Legal Counsel for Mangawhai Matters

⁷ Information was authored by Mr Sephton – General Manager Infrastructure Services of KDC

24. While we have rejected the majority of the submissions opposing the Plan Change (for the reasons we set out in this report), we do acknowledge the significant time, quality and effort Submitters put into their submissions and presentations/evidence presented to us. We further acknowledge that many submitters will be disappointed that we are recommending approval of PC 78. Notwithstanding this, we hope that our reasons for recommending approval are clear and understandable.

SCOPE

25. Two matters of scope of the Plan Change were highlighted in PC 78 as amended by the Applicant after its notification. These were raised by Mr Savage, counsel for MM and as set out in his legal submissions:⁸

The late alterations to the applicant's proposal introducing a new road connection to Old Waipu Road and providing a reticulated water supply do not form part of the notified proposal. As a consequence, potentially affected people have not had the opportunity of submitting on those matters. Access to Old Waipu Road was opposed at the time of the original Estuary Estate plan change and resulted in the road link being deleted. The water reticulation system may well have implications for third parties who have not had the opportunity to consider it.

26. In our Direction we requested the Council's Counsel address this matter as to whether or not we had scope to address these matters.⁹
27. Mr Bangma addressed these issues in his submissions.¹⁰ In short, for the reasons he set out, including relevant case law, it was his view that there was no scope to consider the new road connection to Old Waipu Road, but there was scope in relation to providing for a reticulated water supply.
28. Mr Gordon responded to this in his closing submissions and generally accepted Mr Bangma's submissions, but in relation to the road stating:¹¹

With respect to Clearwater, we agree with Mr Bangma that the Old Waipu Road connection point clearly satisfies the first Clearwater limb. In respect to the second limb, in the event that the Panel has any concerns regarding scope, MCL is ultimately agnostic about the provision of the connection. This is because the Old Waipu Road connection was identified on the structure plan by MCL only as a good faith response to submissions (previously, only a walking and cycling connection to Old Waipu road was shown on the Structure Plan). It would come at a significant cost to MCL. The NTA strongly supports provision of an Old Waipu Road connection as part of the "route protection" of a link from Molesworth Drive through to Cove Road (being a 30-50 year strategic planning proposal). The Council has also confirmed that an Old Waipu Road connection is

⁸ Paragraph 54 of Mr Savage's legal submissions

⁹ Direction dated 27 November 2020

¹⁰ Dated 29 January 2021

¹¹ Paragraph 3.6 of the Closing Legal Submissions

consistent with Council planning, including the recently-adopted Mangawhai Spatial Plan and the Draft Network Operating Framework for Mangawhai. Importantly, however, the transport evidence on behalf of MCL is that the transportation effects will be appropriate with or without the connection.

29. We accept we have no scope to address the roading connection, but we do have scope in relation to water reticulation. We address transport and water supply issues later in this report.

RELEVANT STATUTORY PROVISIONS

30. The RMA sets out an extensive set of requirements for the formulation of plans and changes to them. These requirements were set out in the Applicant's Plan Change Request (including an evaluation pursuant to section 32), set out in section 7 – Relevant Statutory and Non-Statutory Documents of the section 42A report, and Mr Tollemache's evidence-in-chief.
31. We do not repeat these in any detail (other than those we set out below), but accept that the section 42A report has identified the relevant provisions, and we accept the appropriate requirements for the formulation of a plan change have been comprehensively addressed in the material before us.
32. The planners for MCL and the Council agree that PC 78 is consistent with the full suite of statutory and non-statutory documents referred to in the AEE and s42A Report. We accept that the Applicant's planner has undertaken a comprehensive review and analysis of the relevant statutory and non-statutory documents. We also acknowledge that Mr Badham and Ms Neal, planners for the Council, have also fully addressed those relevant documents.
33. Ms O'Connor (planner for Mangawahi Matters (MM)) and Dr Cayford (representing himself) also provided planning evidence. We address Ms O'Connor's opinions later in this report, and Dr Cayford's immediately below.
34. Dr Cayford raised wider planning matters, which can be broadly categorised as planning for growth in Mangawhai. This included addressing the national planning documents, the operative planning provisions, the non-statutory planning documents, as well as wastewater, water supply, stormwater issues and coastal character, and the issue of staged development with infrastructure planning and funding. Ultimately, Dr Cayford considered that PC 78, in its current form at least, should be declined.
35. Dr Cayford raised relevant matters for us to consider (as did all submitters), and they have been addressed in this report. However, while we acknowledge Dr Cayford's qualifications and experience we have placed reduced weight on his evidence due to him having lodged his own personal submission opposing PC 78. This is consistent

with the Environment Court's finding that reduced weight should be accorded to expert evidence where that expert has lodged a personal submission:¹²

Dr Stephenson made a submission on the application for resource consent strongly in support of the grant of consent... When an expert appears to take the position of an advocate this compromises the evidence they give. Given the strength of her views in the submission we are unable to give Dr Stephenson's evidence much weight, and this is so despite her assurances that her views did not taint the opinions expressed in evidence.

36. We address in more detail the recently gazetted National Policy Statement on Urban Development 2020 (NPS – UD) and the recently adopted Mangawhai Spatial Plan (MPS). This is because these documents became 'live' during the processing and hearing of PC 78. We also address the Mangawhai Community Plan.

National Policy Statement on Urban Development 2020

37. The NPS-UD took effect on the 20 August 2020. It assumed some prominence in the hearing, partly because it took effect after the hearing had commenced, but principally because of the urban-focused nature of the Plan Change before us, and whether Mangawhai qualified as an "*urban environment*" as defined, so that the NPS - UD applied.

38. Section 1.3 - Application of the NPS - UD states:

This National Policy Statement applies to:

(a) all local authorities that have all or part of an urban environment within their district or region (ie, tier 1, 2 and 3 local authorities¹³); and

(b) planning decisions by any local authority that affect an urban environment.

39. Accordingly, the question that arose was: is Mangawhai an "*urban environment*" for the purpose of the NPS-UD, and if so what were the implications for PC 78.

40. The definition of "*urban environment*" in the NPS is:

"Any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

(a) Is, or is intended to be predominantly urban in character; and

(b) Is, or is intended to be, part of a housing and labour market of at least 10,000 people."

41. In opening submissions, counsel for both MCL and MM submitted that the NPS-UD applied to PC 78 as they were satisfied Mangawhai met the definition of "*urban environment*". Mr Bangma, counsel of KDC, submitted that there was not currently sufficient evidence for the Hearing Panel to make a conclusion on the issue. Council's

¹² Paragraph 203 and Footnote 163 - *Blueskin Energy Ltd v Dunedin City Council* [2017] NZEnvC 150

¹³ Kaipara District is a tier 3 local authority

reporting officers remained unconvinced throughout the hearing that it applied. In the section 42A report, the Addendum section 42A report, and in their comments at the hearing, Mr Badham and Ms Neal maintained their view that:¹⁴

We cannot confirm with a sufficient degree of confidence that Mangawhai is considered an “urban environment” for the purposes of the NPS-UD.

42. Notwithstanding their view, they also stated:¹⁵

We agree with Mr Tollemache,¹⁶ that the NPS-UD is not determinative of whether PC 78 should be approved, and rather provides additional policy support if Mangawhai is confirmed as an “urban environment”. If the Hearings Panel determine that Mangawhai is not an “urban environment” and the NPS-UD does not apply, we still maintain our overall recommendation to approve PC 78 with modification.

43. We also note Mr Gordon’s closing submissions where he stated:¹⁷

“...as we submitted in opening submissions, the application (or otherwise) of the NPS-UD is not determinative. PC 78’s notification pre-dates the NPS-UD, and PC 78 was the most appropriate planning framework at that time. If Mangawhai is deemed to be an urban environment, then we submit that the NPS-UD provides additional direct policy support for PC 78, and no barriers to its approval. (We agree with the Council’s planners that PC 78 gives effect to the relevant provisions of the NPS-UD.)¹⁸ If it is not deemed an urban environment, then PC 78 remains the most appropriate planning framework.

MCL is not seeking to rely on the NPS-UD to justify greater housing numbers or greater densities than PC 78 originally proposed, or even to justify what is proposed. MCL is simply pointing to the NPS-UD as providing additional policy support and confirmation that PC 78 is appropriate. We submit that the urgent need to provide adequate housing supply and choice to meet community needs remains a critical factor for the Panel’s consideration, whether or not the NPS-UD applies.

44. We agree with the Applicant and the Reporting Officers that the NPS-UD is not determinative of whether PC78 should be approved or not, but rather it provides additional policy support for it, should it apply. However, as we set out below it is our view that Mangawhai, for the purposes of PC 78, is an urban environment and the NPS-UD therefore applies. Our rationale is set out below.

¹⁴ Paragraph 2.5 of the Summary Statement by the 42A reporting planners

¹⁵ Paragraph 2.6 of the Summary Statement by the 42A reporting planners

¹⁶ Paragraph 37 of Summary and Rebuttal Statement of Evidence of Mr Tollemache dated 23 November 2020

¹⁷ Paragraphs 10.27 and 10.28 of the Closing Legal Submissions

¹⁸ Paragraph 47- Section 42A Report

45. The relevance of the application of the NPS-UD is that it appears to have a strong enabling 'theme' for urban development; to have well-functioning urban environments; the need to provide sufficient development capacity to meet the different needs of people and communities; supporting competitive land and development markets (to improve housing affordability); enabling more people to live in, and more businesses and community services to be located in areas of urban development; and an explicit recognition that urban environments (and amenity values) change over time.

46. In terms of the NPS-UD, Mangawhai and PC 78 we find the following.

47. The 2018 Census Area Units (CAU) statistics from Infometrics, available on the KDC website, indicate the following usually resident populations around Mangawhai (rural and urban):

Mangawhai Heads	1995
Mangawhai SA2	936
Mangawhai Rural SA2	2100
Total	5031

48. The total usually resident Kaipara population was recorded as 22,869. KDC is not a Tier 1 or 2 local authority under the NPS-UD. No other settlement in Kaipara is indicated as reaching or nearing the Tier 3 (all or part of an urban environment in its district) NPS-UD 10,000 predominantly urban population (housing and labour market) threshold.

49. For present purposes, to that number must be added the existing approved Estuary Estates 500 dwelling units, conservatively assuming 2.5 persons per unit, or 1,250 persons – taking that overall Mangawhai population up to 6,281 (plus an unknown number of more recent residential development residents).

50. Paragraph 44 of the s42A report acknowledges (with qualification as to certainty) that the Mangawhai housing/labour market of 10,000 is strategically anticipated within 10-30 years. This appears to be confirmed somewhat in the Mangawhai Spatial Plan,¹⁹ where it states at section 3.4 - Living Environment:²⁰

Mangawhai has experienced significant population growth in the past two census periods (2013 and 2018) with an increase of 60% to 5,031 permanent residents across both urban and rural Mangawhai areas. The total number of dwellings also grew by 26% to 3,591.

The increase in the permanent population has resulted in Mangawhai starting to transition from a coastal town characterised colloquially as a retirement and holiday destination to the second largest town in the Kaipara District. Given the proximity to the Auckland urban area, together with recent and future regional roading enhancements and the wider economic growth that the Northland region

¹⁹ Adopted by the KDC in December 2020

²⁰ Page 25 of the Spatial Plan

is experiencing, it is highly likely that the demand for housing in Mangawhai will remain high.

The KDC's Long Term Plan 2018 review process has projected Mangawhai's permanent population to either double or triple in size by 2043 to between 10,500 and 14,500 people

(Underlining is our emphasis)

51. The NPS-UD is silent on the question as to when that 10,000 population threshold is intended to be reached but, for present purposes, it seems reasonable to work on the assumption that a 30-year timeframe is intended. While the s42A authors caveat the certainty of that strategic intention, the NPS-UD is clear that *intention* is sufficient.
52. The NPS-UD is also silent on the question as to whether the 10,000 population threshold is intended to be permanent or temporary residents, or whether the lack of an internal labour market is relevant in determining whether an urban environment exists or is intended.
53. A question to bear in mind is whether a population that includes substantial numbers (unknown) of coastal holiday homes / units and which, therefore, are secondary homes not obviously available for rental and therefore not adding to the housing shortage and affordability solution, a prime reason for the NPS-UD, should be counted in the threshold number.
54. For present purposes we note that the NPS-UD appears to be blind to such fine distinctions – bearing in mind the cl1.5 “*strong encouragement*” for Tier 3 local authorities to do what Tier 1 and 2 are obliged to do (with due modification). In other words, taking a strictly formalistic approach to the policy is not appropriate, and while we were initially attracted to Mr Savage’s interpretation of the applicability of some of the NPS’s provisions, we have concluded by accepting Mr Gordon’s refutation of Mr Savage’s interpretation (we return to these matters later when we discuss infrastructure planning and funding and amenity values in particular).
55. The NPS qualifier under the definition for *urban in character* is the term “*predominantly*”. That is not further defined. Common dictionary definitions include “*more noticeable*”, “*larger in number*” and “*superior influence*”. Clearly, on the above numbers, the more urban (or less rural) parts of Mangawhai, including Estuary Estates, already predominate = 4,181 to 2,100 (give or take some argument about rural residential perhaps).
56. If a further 500 dwelling units over and above that already enabled by the operative plan provisions, is added through PC 78 then, using the same conservative household multiplier of 2.5 per unit, a further 1,250 persons would be added to the urban 4,181 = 5,430. Any further increment toward the threshold 10,000 would be unlikely to reduce that relative proportion, rather it would increase. On that basis there is no reason why the rural component needs to be discounted as was suggested by some submitters in opposition in order to lower the bar. A ratio of 2:1 or more is clearly predominant.

57. On the basis that the strategic intention is confirmed, and the threshold proposed to be exceeded within the 30-year timeframe – regardless of whether or not actually realised (“feasible” only applies short/medium term), and the sufficient development capacity criteria of being plan-enabled, infrastructure-ready and 10-year feasibility are satisfied, then we think the NPS-UD necessarily applies, qualifies KDC as a Tier 3 local authority, and MCL/PC 78 fits.
58. We also heard anecdotal evidence from submitters (when asked questions) that Mangawhai is part of the housing and labour market of the surrounding (urban areas) including Warkworth, Wellsford and Whangarei. Given the urban environment definition is “[A]ny area of land (regardless of size, and irrespective of local authority or statistical boundaries)” this give added weight to our view that the NPS–UD applies.

Mangawhai Community Plan and the Mangawhai Spatial Plan

59. We are required, to the extent relevant, to have regard to management plans and strategies prepared under statutes other than the RMA.²¹ These were addressed in the AEE and the section 42A report. While we accept that non-statutory documents, such as the Mangawhai Community and Spatial Plan provides useful information to inform our consideration of PC 78, we agree with Mr Gordon’s closing submissions that: *“We submit that it is clearly the statutory RMA documents that are key to the Panel’s consideration of PC 78 and which should be given primary weight by the Panel”*²².
60. We think the Mangawhai Community Plan²³ and the ‘newly minted’ Mangawhai Spatial Plan (MSP),²⁴ are relevant to understanding the Council and Community perspective on, among other things, the nature and scale of urban growth in Mangawhai.
61. The stated purpose of the Mangawhai Community Plan is to provide guidance to KDC in its management of growth in Mangawhai. This plan is confined to the roles of Council, including, among other things, planning and regulation. Of particular relevance to PC 78 is *“KEY MOVE SIX - Providing for a choice of housing and lifestyles”*. The explanation sets out:

Providing for projected growth with housing choice, while retaining our valued lifestyle and coastal character.

Ideas for how to cater for lifestyle and housing choices other than in Mangawhai Central have produced the following suggestions to date:

- *A rural-residential zone*

²¹ Section 74(2)(b)(i) of the RMA which states that when preparing or changing a district plan, a territorial authority shall have regard to “any management plans and strategies prepared under other Acts”

²² Paragraph 5.2 of the Closing Legal Submissions

²³ Adopted by the Council on the 28 February 2018 and used by the Council as a source document for the 2018-2028 Long Term Plan.

²⁴ December 2020

- Larger town centres with mixed residential/business use
- New smaller lot multi lot subdivisions outside the coastal area
- Minor secondary dwelling on current lots in a way that the property is unable to be subdivided

It is proposed that these options be examined more thoroughly through a Resource Management Act Section 32 analysis and a possible plan change that could begin next year.

(Underlining is our emphasis)

62. While Key Move 6 is not about Mangawhai Central, there are “ideas” for mixed use residential development and smaller lot multi lot subdivisions elsewhere in Mangawhai. These are already concepts embodied in the operative Chapter 16 Estuary Estates provisions of the District Plan, and these have been carried over to PC 78 (acknowledging that a greater intensity of residential is being sought). Other parts of the Community Plan (eg KEY MOVE FOUR - Facilitating key developments) acknowledge the greater development potential enabled by Chapter 16 Estuary Estates provisions.
63. Turning to the MSP, we have already quoted a section earlier in this report regarding growth and likely population growth. In that same section of that Plan it goes on to state:²⁵

Current residential development patterns are guided by the Operative Kaipara District Plan. The existing planning rules provide for relatively low density urban residential development. The current restrictions on residential development within the existing urban area do not provide for a variety of housing types, styles and sizes that reflect the variety of housing and lifestyle choices required by the community. The current demand driven scenario has resulted in an increase in non-complying activity consents for smaller lots of between 600m2 and 700m2 (while 1,000m2 is the minimum lot size) in the urban residential zone.

64. It also states: - The Future: A Managed Approach includes the following attributes:²⁶

More efficient development of existing residential zoned land, including:

- *Encouraging efficient development within existing large vacant residential zoned land (reduce minimum lot size to 400m2) –*
- *Protecting the coastal and residential character of existing residential areas.*
- *Using existing residential zoned land around existing or proposed centres more efficiently through intensification (reduce minimum lot size to 400m2)*

²⁵ Page 25 of the Mangawhai Spatial Plan

²⁶ Page 27 of the Mangawhai Spatial Plan

- *Enabling housing choice through a range of housing typologies, including the provision for minor dwellings.*

65. Under the heading - More Efficient Development of Existing Residential Zoned Land, the Plan further states:²⁷

Where there are existing residential zoned areas that are already developed, it is recommended that those existing areas (like Mangawhai Heads, and the coastal edge) should generally be maintained at a similar character and intensity, apart from the ability to provide for minor dwellings (subject to compliance with certain standards). Residential intensification areas are provided for in those existing (and proposed) larger areas of vacant residential zoned land, and those areas within and near the Mangawhai Village Centre (within 500m) and Mangawhai Central. In those cases, it is recommended that vacant lot sites are reduced to 400m², with the ability to also provide integrated medium density housing within 500m of the Mangawhai Village Centre, and higher density housing at Mangawhai Central.

(Underlining is our emphasis)

66. We also note that the Table 1 - Urban Residential of the MSP shows Mangawhai Central having 1000 dwellings.²⁸ This is an estimate of the number of dwellings that may be enabled by PC 78.
67. It is clear to us that the MSP is seeking to maintain a similar character and intensity in the existing residential zoned areas that are already developed such as Mangawhai Heads, and the coastal edge. This would accord with the “The Future: A Managed Approach” of:
- *Protecting the coastal and residential character of existing residential areas.*
68. However, it appears that the MSP is also seeking to provide for residential intensification and a range of site and dwelling sizes. This includes in existing (and proposed) larger areas of vacant residentially zoned land within and near the Mangawhai Village Centre and Mangawhai Central, providing for greater housing choice through a range of typologies. Higher density housing (at Mangawhai Central) is specifically envisaged.
69. It appears, on its face, that the MSP generally ‘supports and envisages’ urban and residential intensification as proposed by MCL at Mangawhai Central. It also accepts that the higher density housing and a range of typologies is likely, and that this is likely to be a more efficient use of land than the more ‘traditional’ subdivision pattern of lots between 600m² and 1000m².

Consenting History of the ‘Site’.

²⁷ Ibid

²⁸ Page 31 of the Mangawhai Spatial Plan

70. In addition to the operative Estuary Estates zoning, there are a significant number of resource consents held over the site which, notwithstanding PC 78, enables a considerable amount of development. We set those consents out below. We also record that while the resource consents held are not determinative in our recommending the approval of PC 78, they are a factor in terms of the “existing environment” in which PC 78 should be considered.

71. The resource consents include:

From KDC:

- RM180243 – major earthworks for the entire site - granted October 2018;
- RM190096 – additional earthworks consent allowing the importation of 20,000m³ of fill material onto the site - granted May 2019;
- RM190129 – Molesworth Drive upgrade including the construction of two roundabouts and four lanes between them - granted December 2019;
- RM190282 – New World Supermarket and associated development for business area (land use and subdivision) – granted May 2020;
- RM190283 – Subdivision of the service zone into 15 lots - granted May 2020;
- RM200102 – Establishment of a Bunnings Warehouse Hardware store – under consideration at the time of preparing this report;
- RM200123 – Construction of two free standing sign displaying the New World operation to be located at both the north and south entrances into the site – granted August 2020;
- RM200124 – Establishment of a ‘cube pylon’ sign to be located at the entrance to the future Mangawhai Central supermarket and main street development – granted August 2020;
- RM200129 – Stage 2 bulk earthwork over the site – granted 11 February 2021; and
- RM180461 – Retrospective land use consent for vegetation clearance for formation of “Gumdigger Track” – under consideration at the time of preparing this report.

From Northland Regional Council (all of which have been granted)

- AUT.042034.01.01 - Cut and fill earthworks for subdivision development;
- AUT.042034.01.02 - Discharge of stormwater associated with land disturbance;
- AUT.042034.01.03 - Divert stormwater associated with land disturbance;
- AUT.040574.01.01 - To take water from a bore, at or about location coordinates 1741077E6001994N, for water supply purposes of a commercial and residential development;
- AUT.039619.01.01 - Cut and fill earthworks for subdivision development;
- AUT.039619.02.01 - Discharge stormwater to land from earthworks activities;
- AUT.039619.03.01 - Divert stormwater associated with earthworks activities;
- AUT.002111.01.03 - To divert stormwater;
- AUT.002111.02.02 - To discharge stormwater to water outside of the Coastal Marine Area of Mangawhai Harbour;
- AUT.002111.03.02 - To discharge stormwater into the Coastal Marine Area of Mangawhai Harbour;
- AUT.042407.01.01 and AUT.042407.02.01 authorising two water takes from an unnamed tributary of the Mangawhai Harbour at the PC 78 site.²⁹

72. Given that these consents are live (other than those still under consideration); that MCL is already implementing some of them (eg bulk earthworks); and as advised MCL intends to exercise the others; they can be considered as part of the environment in accordance with the decision of the Court of Appeal in *Queenstown Lakes District Council v Hawthorn Estate Limited*.³⁰

73. We understand it can be appropriate for District Plan zonings to reflect existing uses or consented activities, particularly where they are being implemented and/or recently granted. However, we accept that the High Court found in *Shotover Park Limited v*

²⁹ Granted on the 8 January 2021

³⁰ [2006] NZRMA 424

*Queenstown Lakes District Council*³¹ that RMA decision-makers on plans (or private plan changes) are not obliged to consider the environment by reference to the test contained in the Hawthorn decision but have a discretion to do so in appropriate cases.

74. We think it is appropriate to exercise that discretion in this case, that these consents form part of the existing environment and have some relevance to our recommendation to approve the Plan Change. In this respect, the bulk earthworks consents and the Molesworth Drive upgrade including the construction of two roundabouts are currently being implemented. Also, we were told the New World Supermarket and associated development for business area (land use and subdivision) consent is likely to be implemented soon – and it ‘matches’ the proposed Sub-Zone 1 Business in PC 78, including the smaller area of 5.34ha compared to that in the operative provisions.
75. We also note that the Applicant sought to modify its proposal to require residential development (including any retirement facility) within sub-zone area 3A to only be able to proceed once a reticulated water supply is available.³² NRC consents AUT.042407.01.01 and AUT.042407.02.01 authorising two water takes from an unnamed tributary of the Mangawhai Harbour at the PC 78 site enable this to occur. We address this matter in more detail later in this report.

OVERALL FINDINGS ON THE PLAN CHANGE, AND RECOMMENDATION ON SUBMISSIONS AND FURTHER SUBMISSIONS

Overview

76. The following section addresses our overall findings on PC 78 having heard and considered all of the material and evidence before us. We then more specifically address the submissions received to PC 78 and the relief sought in those submissions. In this respect, in accordance with Clause 10(2) of the RMA, we have grouped together those submissions under the headings that were used in the section 42A report for consistency and simplicity and as set out the Summary of Submissions – Part B.
77. As Further Submissions can only support an initial submission, our recommendation on the Further Submissions reflects our recommendation on those initial submissions having regard, of course, to any relevant new material provided in that further submission). As an example if a Further Submission supports a submission(s) that opposes the Plan Change and we have recommended that the initial submission(s) be rejected, then it follows that the Further Submission is also rejected.
78. We also note that we must include a further evaluation of any proposed changes to the Plan Change arising from submissions; with that evaluation to be undertaken in

³¹ [2013] NZHC 1712

³² Where the lot sizes were proposed to be less than 500 m²

accordance with section 32AA of the RMA. With regard to that section, the evidence presented by the Applicant, Submitters and Council Officers and this report effectively represents this assessment. All the material needs to be read in conjunction with this recommendation report where we have determined that a change to PC 78 should be made.

Overall Reasons for Recommending Approval of PC 78

79. For context, we set out and accept the Applicant's rationale for seeking to change the operative Chapter 16 Estuary Estate provisions of the District Plan. This was detailed in the Application and the evidence of Mr Tollemache. For the reasons that follow, we accept that the provisions of PC 78, as we have recommended them, are more efficient and appropriate in terms of the section 32 of the RMA.
80. In summary we accept that Chapter 16 of the Operative Plan is highly directive; prescribing a single specified outcome for the Site (conceived as a master planned community) that, we were told, has not and would not be given effect to.³³ This includes
- The Operative Plan over-supplying commercial/retail activities in the Business 1 Sub-zone to levels that is highly unlikely to be realised during the life of the Plan or the foreseeable future.³⁴ The consented supermarket/main street development (which is in line with PC 78) establishes approximately 6,200m² of retail/commercial GFA, which was demonstrated by Mr Colegrave to be appropriate to meet the community's needs;
 - The operative provisions requiring a significant area of land to be planted. Within the four residential Sub-Zones of the Operative Plan, more than 60ha is required for the Green Network/open space, equating to approximately 56% of the total land area in the residential Sub-Zones. The Applicant's evidence demonstrated that the Green Network requirements in the Operative Plan are unnecessary and/or inappropriate from an urban design, landscape/visual, and economic perspective and unnecessary from an ecological perspective;
 - The Operative Plan's 500-unit cap on residential households and requiring resource consents for each house is outdated and inefficient;
 - As set out by Mr Munro in his evidence, the form of development prescribed by the Operative Plan suffers from several urban design critical defects and other shortcomings meaning that it cannot realistically be given effect to; and

³³ Mainly addressed in the evidence of Mr Munro and Mr Colegrave

³⁴ The subzone requires 17,000 m² GFA

- The evidence confirms that the Operative Plan's roading layout cannot be constructed in accordance with present day engineering standards and/or best practice.
81. The question that arises from the Applicant's Plan Change proposal is whether or not PC 78 as proposed satisfies the section 32 requirements of the RMA. In a nutshell, that requires an evaluation as to whether the objectives in PC 78 are the most appropriate way to achieve the purpose of this Act; noting there being no presumption that the operative provisions are the most appropriate.
 82. In our view, for the reasons we set out, we are satisfied that PC 78 better meets the Act's section 32 requirements; gives effect to the 'higher order' statutory planning documents and is consistent with the District Plan, including Chapter 3A – Mangawhai Growth Area. We address these matters below.
 83. Of significance is the Chapter 16 Estuary Estates of the operative District Plan already provides for the majority of the PC 78 area to be urbanised; with PC 78 seeking that that urban form be configured in a different way, and enabling more intensity of residential development, particularly on the flat part of the site (referred to by Mr Munro as the "bowl" – as opposed to the "flank", "saddle" and "slope").
 84. PC 78 as we have recommended it will give effect to the NPS-UD, the NPS-FW and the Regional Policy Statement (RPS) - we address the NPS-UD further below. In this respect we accept the Applicant's expert evidence and note that there is little or no disagreement or contention between the Applicant's and Council's experts. We acknowledge there is disagreement with MM's experts, and we address this below.
 85. PC 78 is consistent with the other 'higher order' statutory planning documents including the NPS-FW and the RPS. It is also consistent with the Mangawhai Spatial Plan; and in fact, the Spatial Plan appears to support the outcomes sought by MCL (which we address in more detail later).
 86. We are satisfied that appropriate infrastructure (three waters and transport) can be provided. We also address these matters in some detail later in this report.
 87. We are also satisfied that the environmental effects arising from the PC 78 proposal have been appropriately addressed, and can be avoided, remedied, or mitigated to the extent necessary through plan provisions (in setting the framework for subsequent resource consents), including those relating to terrestrial, wetland and coastal ecology and water quality. We address these matters later in this report.
 88. We also find that there will be benefits arising from PC 78 as set out in the Applicant's evidence and opening legal submissions including ecological, landscape, recreation, and transportation matters, such as:
 - The protection and enhancement of areas having ecological values (29.75ha – equating to approximately 30% of the land area identified for urban

development under PC 78) identified as Natural Environment Sub-Zone 8, including areas of existing native bush, streams, wetlands, and coastal/riparian margins (including the manuka gumland and the native bush stand in the southwest of the Site).

- A town centre public park.
- A 10m widening of the existing Tara Creek esplanade reserve onto land currently owned by MCL to provide for coastal planting and for the existing walking track to be relocated inland.
- Opportunities for the remediation of the existing Gum Diggers Track and the vesting of the Wetland it traverses in the Council:
- An extension to the Gum Diggers Track (aligning with an existing farm track) providing a connection between the existing Gum Diggers Track and the Residential Sub-Zone 3D.
- Establishment of 30m coastal marine area yards and 10m stream, wetland, and Sub-Zone 8 yards to protect and enhance important ecological values at the Site's coastal/freshwater interfaces.
- Access through the Site via a network of pedestrian and cycle paths that will create high amenity public linkages between urban areas and the coast, including the provision for a cycle and walking trail from Old Waipu Road to the Tara Creek esplanade reserve.
- A new central watercourse, providing an attractive and functional "spine" through the Site and a valuable recreation and amenity feature for the community, including cycle and walking trail links.
- Best practice water-sensitive stormwater infrastructure, which will minimise effects on the estuary and watercourses within the Site.
- An extensive framework of landscape planting (including specimen trees in streets), swales, rain gardens, several amenity planting areas and open space areas which will contribute to the character and amenity of Mangawhai Central and wider Mangawhai.

89. We also accept that there will be range of economic benefits. Mr Colegrave provided evidence in which he set out those economic benefits of the residential, retail, and main street and the services sub-zone.³⁵ In summary these included:

- Residential Sub-Zone aspects: enabling increased land/dwelling supply, greater housing choice including more affordable housing (including for local employees) and housing for older people, and increased support for local

³⁵ Paragraphs 19 – 33 of Mr Colegrave's evidence-in chief.

non-residential activities. This is consistent with the NPS-UD and the Mangawhai Spatial Plan.

- Business Sub-Zone 1 aspects: enabling a level of GFA that is appropriate in the Mangawhai context and creating local jobs and wider business/economic development. This will in turn better enable local residents to live and work locally, and minimise retail “leakage” and other inefficiencies associated with the current practice of travelling out of Mangawhai to work and shop.
- Service Sub-Zone 7 aspects: boosting the district’s scarce supply of business land; providing a better range of lot sizes; improving development viability; providing greater scope for local employment; and ensuring better utilisation of a scarce resource, improving economic efficiency.

90. Dr McDermott (for MM) had raised issues about the entire assessment of PC 78 and the rationale for changing the existing operative District Plan provisions. Much of his concern appeared to be with the residential portion of the Plan Change - addressing matters such as section sizes and market preference, housing typology/housing preferences and affordability along with the impact of the greater density of housing provided for in terms of infrastructure and funding. It was clear from his evidence and our questions of him, that he did not support the scale, nature, or form of the more intensive residential development (such as smaller lot sizes and smaller dwellings, or housing affordability). He stated:³⁶

There is no reason to expect that future growth will shift toward people considered targets for affordable housing or small dwellings. Affordable housing is overwhelmingly associated with large urban areas for an obvious reason: they are where employment opportunities and services are concentrated. Nor is there any reasons to expect that either of the groups behind Mangawhai’s growth (older couples selling out of the Auckland market and young families, both attracted by lifestyle opportunities) will favour small dwellings on small sections or in apartments in the future.”

91. Mr Colegrave, in his rebuttal evidence addressed the assertions made by Dr McDermott; in essence, other than the two stated areas of agreement, disagreed and refuted Dr McDermott’s evidence.³⁷ We also note that Mr Osborne, in his summary statement largely agreed with Mr Colegrave’s analysis,³⁸ and that “[h]aving considered the evidence and rebuttal evidence of both Mr Colegrave and Dr McDermott, I have not altered my position in support of the proposed Plan Change”.³⁹
92. The weight of the economic evidence supports PC 78 (from an economic perspective), and we have already stated above that we accept the economic benefits as opined by

³⁶ Paragraph 2.8 of Dr McDermott’s evidence

³⁷ Paragraph 43 of Mr Colegrave’s rebuttal evidence

³⁸ Engaged by KDC to prepare and present economic findings relating to PC 78

³⁹ Paragraph 3.1 of Mr Osborne’s summary statement of evidence

Mr Colegrave. While we accept Dr McDermott's qualifications and experience, we have placed reduced weight on his evidence. This is for the same reason we set out earlier with respect to Dr Cayford's evidence. Dr McDermott, while being an expert witness for MM, had also lodged his own personal submission opposing PC 78 in its current form, as well as a further submission supporting those opposing the Plan Change.

93. We also find that Dr McDermott's evidence is 'out of step' with the MSP (December 2020) which we have addressed above, including:⁴⁰

"The current restrictions on residential development within the existing urban area do not provide for a variety of housing types, styles and sizes that reflect the variety of housing and lifestyle choices required by the community".
(Underlining is our emphasis)

94. For the reasons set out in this report, we recommend PC 78 including the more intensive residential development in sub-zone 3A, be approved. To the extent that there is or is not market demand for the smaller lots as set out by Dr McDermott, this will be a market response. We assume if there is not a (sufficient) demand; the developer's response will be to provide something different (eg larger sites). There is no impediment in the PC 78 provisions to preclude this occurring. Lot sizes are minimums not maximums.

Submissions – reasons for rejecting, accepting or accepting in part.

95. The overwhelming majority of submitters opposed PC 78. The reasons for their opposition were fairly wide ranging (which we address below), but key issues emerged at the hearing of the submissions. These included: that PC 78 would introduce an unacceptable urban character to Mangawhai which would not be in keeping with the existing amenity and character of Mangawhai; that there was not infrastructure capacity (wastewater, water supply and stormwater disposal, and roading); and environmental concerns about the impact the development would have on land and water (including wetlands and coastal) quality and the resulting ecological effects. We address these below.

Amenity, character and landscape

96. Many of the submitters who presented at the hearing raised the issue of "amenity and character", particularly due to the 350m² residential allotment size in sub-zone 3A. Many considered that the result of PC 78 would be to fundamentally change the existing amenity and character of Mangawhai, and it would resemble 'urban Auckland'. They did not think this was appropriate, necessary, or consistent with the expectations of the District Plan.

⁴⁰ Page 25 of the Mangawhai Spatial Plan

97. In terms of the District Plan, Objective 3A.4.1 of Chapter 3A – Mangawhai Growth Area was often referred to by the submitters (including legal counsel and planner for MM). That objective is:

To encourage residential development that complements the traditional and valued beach settlement character of Mangawhai and is consistent with the outcomes of the Mangawhai Structure Plan.

98. We asked most of the submitters who raised this as an issue what they considered the “*traditional and valued beach settlement character of Mangawhai*” to be. There was a varied response. Many considered it was the ‘community spirit’ of Mangawhai that existed due to the relatively small and informal settlement pattern, a beach/coastal/informal settlement ‘vibe’, lack of traffic congestion, easy access to community facilities, and self-sufficiency in terms of water supply. There was a prevailing view that PC 78 would irrevocably change this, such that the beach settlement character would no longer exist.
99. On closer questioning, many submitters accepted that there was a different physical character and amenity in the Mangawhai Village than Mangawhai Heads, and the operative Chapter 16 Estuary Estates provisions would create a different ‘character’ for Mangawhai Central. They also accepted that some of the more recent developments/subdivisions on the edge of Mangawhai Village and Mangawhai Heads had a more structured and ‘suburban’ character – i.e. there was little to distinguish these areas from many others throughout New Zealand.
100. Notwithstanding submitters’ views on the character and amenity, they maintained that the urban intensification (especially in Sub-Zone 3A – referred to as the “bowl”) and additional built form on the “flank”, “saddle” and “slope” was inappropriate. This was from a character and amenity as well as landscape/visual perspective.
101. We address the landscape evidence prior to considering Mr Munro’s, Mr Riley’s and Mr Lunday’s urban design evidence. Mr Pryor addressed the landscape quality of the Site and its ability to absorb additional development that would be enabled by PC 78. He set out:⁴¹

Large areas of the Site have undergone extensive earthworks and other preliminary development works under resource consents which have recently been granted While the remainder of the Site is largely in pasture with an extensive area of indigenous bush in the north, its rural and coastal character is lessened to a degree by the existing land uses, relatively degraded pasture, and modified characteristics through past agricultural and ongoing earthworking and other development activities.

The Site is a modified degraded site with relatively low landscape values and is largely separated from the wider coastal edge. In light of these considerations the Site is well suited to the type of urban development

⁴¹ Paragraphs 5 and 6 of Mr Pryor’s Summary and Rebuttal evidence

proposed.

102. From our own observations (from our site visit and other viewing vantage points of the site) we agree with Mr Pryor. It is in this context we have considered the evidence of Mr Munro and Mr Riley.

103. Mr Pryor also opined, and which we agree having considered his evidence, that the change from the existing rural character of this landscape to one characterised by the proposed built form as envisaged by PC 78, would also introduce a range of beneficial effects, including: ⁴²

- *Retention and protection of the large stand of manuka gumland in the northern part of the Site (as part of Sub-Zone 8) and an indigenous bush stand in the southwestern part of the Site;*
- *Implementation of weed management and restoration planting in Sub-Zone 8 with suitable native species (Rule 16.10.8.2 i.);*
- *Amenity planting associated with the areas of steeper slopes as illustrated on the amended Structure Plan;*
- *Retention and enhancement of watercourses and wetlands, and enhancement of riparian margins throughout the Site;*
- *Enhancement to the western gully area and watercourse;*
- *An extensive framework of planting, including specimen trees in streets, swales, rain gardens, and open space areas which would improve character and amenity as well as enhance habitat values, and break up urban areas increasingly with time and contribute to the wider surrounding Mangawhai area; and*
- *Public access through the PC 78 area through pedestrian and cycle paths and linkages that would create a high amenity interface between the urban area and the coast.*

104. Mr Scott, on behalf of MM provided landscape evidence. Mr Scott focused most of his evidence on the Operative Chapter 16 Estuary Estates provisions (which were derived from private plan change 22). ⁴³ He set out that “[d]riving the philology of the work that lead to Plan Change 22 has involved a consistent programme of themes woven through the hierarchy and suite of studies, strategies and recommendation”. These included: *Kaipara District Council Reserves and Open Space Strategy, the Mangawhai Structure Plan and the Mangawhai Estuary Estates Structure Plan* ⁴⁴. He further considered that MCL’s PC 78 was inappropriate, opining that in the absence of an

⁴² Paragraphs 5 and 6 of Mr Pryor’s Summary and Rebuttal evidence

⁴³ Mr Scott was the expert landscape architect for the Applicant of the now Operative Chapter 16 provisions in the KDP (and provided a copy of this evidence in relation to that private plan change)

⁴⁴ Paragraphs 3 and 4 of Mr Scott’s Summary Statement

Integrated Catchment Management approach PC 78 was significantly flawed. He recommended that PC 78 be declined.

105. Mr Pryor, addressing Mr Scott's evidence, disagreed that PC 78 was not based on an Integrated Catchment Management approach. Mr Pryor said that the proposal had been based on an Integrated Catchment Management approach following a rigorous technical analysis incorporating landscape, urban design, and ecological aspects. His reasons for this are set out in his Summary and Rebuttal evidence⁴⁵.
106. We prefer Mr Pryor's evidence to Mr Scott's. This is because Mr Pryor addressed the Plan Change landscape effects directly, whereas Mr Scott seemed more preoccupied with the analysis he had previously undertaken for the now operative Estuary Estates Chapter 16 evidence. Mr Scott's evidence focused heavily on the Operative Chapter 16 and the work underpinning it, and very little on PC 78. That PC78 is different goes without saying. However, to imply that there is only one development solution in this landscape - i.e. the operative Estuary Estates - was not supportably argued.
107. Mr Scott's evidence also went beyond matters of landscape architecture. He recommended that PC 78 be declined, but stated if it were approved it be subject to a number of matters, some of which were (generally) landscape related, but also included⁴⁶:
- *More rural residential/rural clusters to sustain the green space and recognise the market demand (reducing the loss of more productive farmland to lifestyle blocks)*
 - *Financial contributions negotiated to be applied at resource and subdivision consent stage;*
 - *Commissioners satisfied that sufficient potable water can be supplied without threat to the aquifer and without penalty to existing residents;*
 - *The Development Contributions arrangement are comprehensive and fair (that might require MM to agree with them)*
108. In terms of urban design, Mr Munro set out in evidence, and in particular his supplementary evidence (where he clarified and further explained his approach to the issue of Mangawhai's urban design character and how PC 78 relates to that), what he considered Mangawhai's character or 'look and feel' to be.
109. Mr Munro explained that Mangawhai was a "*poly-nodal settlement based on two existing and spatially stand-alone areas (Mangawhai Village and Mangawhai Heads), and a third 'zoned' stand-alone area via the Operative Estuary Estates zone proposed to be changed via PC 78*".⁴⁷

⁴⁵ Paragraph 16 of Mr Pryor's summary and rebuttal evidence

⁴⁶ Paragraph 53 of Mr Scott's evidence-in-chief

⁴⁷ Paragraph 7 of Mr Munro's supplementary evidence

110. He set out that each of Mangawhai's three nodes had their own characteristics – being:⁴⁸
- a. *Mangawhai Village is a flatter grid-based node although new development is starting to push up into the hills around the basin.*
 - b. *Estuary Estates (the existing zone) has a large-scale commercial centre and residential development on its western side that graduates downwards in density outwards and away from that.*
 - c. *Mangawhai Heads has a more characteristically 'dunal' quality of housing that spreads up and across the hills, valleys and ridges following the undulating coastal landform.*
111. We found that finer grained analysis particularly persuasive.
112. Mr Munro, in agreeing with Mr Lunday, opined that Mangawhai has a very diverse architectural stock of buildings and that there is no unifying or 'typical' Mangawhai style. From our observations of Mangawhai, we agree with Mr Munro and Mr Lunday.
113. Mr Lunday set out what he considered were the main characteristics of Mangawhai.⁴⁹ We find his characterisation somewhat 'high level' and not particularly helpful for any policy interpretation (e.g. (b) "...*the settlement and its relationship to estuary, coast, Brynderwyns, Whangarei Heads*", (d) "*The cultural history and associations of the locality and the spiritual connection and values of the landscape*" and (g) "*The coastal holiday destination character of the town and the association of surf culture*"). We also note that Mr Lunday did not reference the impact of the development enabled by the operative chapter 16 provisions on the characteristics of Mangawhai.
114. Mr Lunday specifically sought that there be no expansion "*of suburban development on the slopes, flank and saddle*".⁵⁰ However, he did consider that "*the intensity of the clusters can be increased within the development areas identified in Chapter 16 for these areas*"⁵¹ [we assume this means the bowl area as outlined by Mr Munro].
115. We prefer Mr Munro's characterisation of Mangawhai over Mr Lunday's. We also note that Mr Riley agreed with Mr Munro's characterisation. We further agree with Mr Munro that PC 78 builds on, but follows, the underlying concepts of Estuary Estates of a commercial centre with residential density planned to radiate outwards from it. Of the approximate additional 500 dwelling units to be enabled, around half of those will be located on the flat 'bowl' of the Site and largely out of sight from any external

⁴⁸ Paragraph 15 of Mr Munro's supplementary evidence

⁴⁹ Paragraph 28 (a) - (g) of Mr Lunday's evidence-in-chief

⁵⁰ Paragraph 73 of Mr Lunday's evidence-in-chief

⁵¹ *ibid*

viewpoint.⁵² We note that Mr Lunday accepted that greater intensification of residential development could occur in this location.

116. Mr Munro also set out that:⁵³

“An additional 110 dwelling units maximum⁵⁴ could locate on the Site’s flank, which would also be largely out of public sight other than a very small number of existing dwellings elevated on the hill by Old Waipu Road. The remaining 146 maximum additional units could locate on the elevated saddle and slope of the Site and these would be visible from parts of Mangawhai in the broader landscape”.

117. It is our view that: given the landscape qualities of the site; that the ecologically and environmentally important parts of the Site, including the escarpment feature separating the bowl from the saddle, will be protected and free of development; and in combination with the Chapter 16.1 Design Guidelines and the Appendix 25A Mangawhai Design Guidelines (see the next paragraph), the changes in character from the additional dwellings will not be significant or inappropriate. That is, the PC 78 “settlement” will be noticeably different and separate spatially from the Heads and the Village. That does not make it incongruous in the broader landscape of Mangawhai.

118. To address the concern of a number of submitters, and questions from the Panel, Mr Munro recommended that Appendix 25A – Mangawhai Design Guidelines, in addition to the Chapter 16 guidelines, be specifically included (by cross reference) in PC 78. It was his view that Appendix 25A did apply, but that it was uncertain given how the plan provisions had been drafted. He considered reference to that appendix should be made explicit. Messrs Tollemache, Badham and Riley and Ms Neal all agreed.

119. As an example, Appendix 25A - Part 4: *Creating Neighbourhoods – Sustainable subdivision* seeks to:

- *Ensure natural drainage patterns of the land are respected and integrated into development, including capability for any necessary storage or attenuation;*
- *Road layout follows the landform and not be artificially rectilinear;*
- *To develop with the landform and integrate slopes rather than visually artificial and obvious retaining walls;*
- *Place building platforms to visually limit visual exposure or visual effects generally; and*
- *Integrate roads and blocks with natural features and open spaces based on*

⁵² This has been identified by comparing the operative Estuary Estate planning maps with the PC 78 concept master plan.

⁵³ Paragraph 18 of Mr Munro’s supplementary evidence

⁵⁴ In addition to the 40 enabled by the operative Estuary Estates zone

a flat grid on flat land, and an informal grid for sloped land.

120. We have recommended that specific reference to Appendix 25A within Appendix 16.1 be made as a guideline where appropriate (acknowledging that it was written for a different purpose and outcome).
121. Notwithstanding our views set out above, we have addressed the provisions of Chapter 3A – Mangawhai Growth Area, which many submitters, including MM, considered would not be met by PC 78, as PC 78 would not complement the traditional and valued beach settlement character of Mangawhai. We repeat that Objective here – being:

Objective 3A.4.1

To encourage residential development that complements the traditional and valued beach settlement character of Mangawhai and is consistent with the outcomes of the Mangawhai Structure Plan.

122. Ms O'Connor opined that this objective would not be met by PC 78.⁵⁵ She also opined that PC 78 would not satisfy Objective 3.11 of the RPS – being:

Northland has sustainable built environments that effectively integrate infrastructure with subdivision, use and development, and have a sense of place, identity and a range of lifestyle, employment, and transport choices.
(Underlining is our emphasis)

123. In relation to Objective 3.11, her evidence-in-chief stated that:⁵⁶

“[T]he issue of a sense of place is a key for Mangawhai. There are non-statutory documents that reflect the community aspirations for the sense of place eg Mangawhai Structure Plan, Mangawhai Community Plan, and the draft Mangawhai Spatial Plan.

124. We disagree with Ms O'Connor that PC 78 will not give effect to the RPS and District Plan Objectives for the reasons we set out below.
125. In terms of the RPS objective we accept Mr Tollemache's opinion. In his Supplementary Statement of Evidence he stated:⁵⁷

This objective is addressed in the statutory assessments accompanying the PC78 application. Importantly, the objective requires built environments have 'a' sense of place and identity, rather than 'the' sense of place of a particular location as if it was intended to focus on the protection or retention of character. I consider PC78 gives effect to this objective by establishing a distinct place within the Site (in a manner similar to existing Chapter 16), which has its own identity through the provision of the town centre, main street, Service Sub Zone 7 for employment, open spaces associated with the natural features of the site and the pedestrian and cycle trails,

⁵⁵ Paragraph 6 of Ms O'Connor's summary statement

⁵⁶ Paragraph 30 of Ms O'Connor's evidence-in-chief

⁵⁷ Paragraph 21 of Mr Tollemache's supplementary Evidence

together with a range of lifestyle choice associated with the variety of housing options and densities available within Residential Sub Zones 3A to 3D.

126. We think Ms O'Connor, like other MM witnesses, has downplayed the 'sense of place' or the amenity/character of Mangawhai that is enabled already by the Operative Chapter 16 provisions. Inevitably in a growing settlement that sense both changes and is changed by its emerging demographics – and is rarely singular in its dimensions. Moreover, as we have already set out, the non-statutory documents, such as the Mangawhai Community Plan and the Mangawhai Spatial Plan, envisage residential intensification, a range of site and dwelling sizes and greater housing choice through a range of typologies. This includes in existing (and proposed) larger areas of vacant residential zoned land within and near the Mangawhai Village Centre and Mangawhai Central.
127. We have addressed earlier the issues of the character of Mangawhai. While Objective 3A.4.1 seeks consistency with the outcomes of the Mangawhai Structure Plan (2005 Mangawhai Structure Plan), both the Operative Plan and PC 78 provisions explicitly provide that the provisions of Chapter 16 – Estuary Estates, and the Estuary Estates Structure Plan have precedence over the Mangawhai Structure Plan 2005.
128. Chapter 16 - Estuary Estates states at 16.1.2:

Relationship of the Mangawhai Structure Plan and the Estuary Estates Structure Plan

The Mangawhai Structure Plan is incorporated into the District Plan (refer Chapter 3B Mangawhai Growth Area).⁵⁸ The Estuary Estates Structure Plan Area falls within the Policy Areas 1 and 2 of the Mangawhai Structure Plan.

The provisions of Chapter 16 and the Estuary Estates Structure Plan have precedence over the Mangawhai Structure Plan.

129. Moreover, the objective seeks to “encourage” residential development that complements the traditional and valued beach settlement character of Mangawhai; hardly a particularly directive provision.
130. It is our view that PC 78 is not inconsistent with the relevant provisions of chapter 3A of the Operative District Plan. This is due to our findings on the character and amenity of Mangawhai and that PC 78 includes its own design guidelines (which take precedence over the Mangawhai Structure Plan) and incorporates Appendix 25A. This finding is made irrespective of whether or not the NPS-UD applies.
131. With respect to the relevant provisions of the NPS - UD, and the Objective 4 (which is linked to Policy 6) and Policy 6 (amenity values) arose in relation to character and amenity. Objective 4 states:

⁵⁸ There is no 3B – it's 3A

New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

Policy 6 – amenity values states

When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*
- (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:*
 - (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*
 - (ii) are not, of themselves, an adverse effect*
- (c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*
- (d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or release development capacity*
- (e) the likely current and future effects of climate change.*

132. Mr Savage, in his legal submissions for MM, submitted that Policy 6(a) and 6(b) do not apply to PC 78 because in this case there are currently no RMA planning documents that have given effect to the NPS-UD. On that basis, he asserted that we could entirely disregard Policy 6(a) and 6(b) – i.e. that giving effect to the NPS-UD may involve significant changes to an area, and that those changes “*may detract from amenity values appreciated by some people but improve amenity values appreciated by other people*” and those changes “*are not, of themselves an adverse effect*”.

133. We agree with MCL’s closing legal submissions, where he stated:⁵⁹

“However, with respect, we submit that Mr Savage’s interpretation of Policy 6(b)’s application to PC 78 is strained, incorrect, and ultimately self-serving. Mr Savage’s interpretation would lead to the untenable (and illogical) position that Policy 6(b) was of no relevance or application for any resource consent decision before an initial plan change or review of a district plan, regional plan, or regional policy statement was undertaken to give effect to the NPS-UD; or indeed for any initial plan change or review itself. Under Mr Savage’s interpretation, Policy 6(b)

⁵⁹Paragraph 10.6 of the closing legal submissions

would be of no effect to any plan change or resource consent application until after an applicable RMA planning document had been changed to give effect to the NPS-UD. There is no such reservation in the NPS-UD”.

134. We agree that the matters in Policy 6(b) are relevant and applicable to PC 78. We have already set out that we find Mangawhai to be an urban environment (noting as we have that this of itself has not been determinative of our recommendation), and therefore PC 78 must give effect to the NPS-UD. In addition, the initial text of Policy 6 also requires that “[w]hen making planning decisions that affect urban environments, decision-makers have particular regard to the following matters...”, and it is the planned urban built form anticipated by PC 78 that Policy 6(b) refers to.
135. The Applicant’s case has been to demonstrate that PC 78 is the type of situation that Policy 6 is intended to apply to – where change that is necessary to provide for business and housing growth is opposed by some, largely existing residents who seek the retention of Mangawhai’s existing character (and we have already addressed our findings on the character of Mangawhai), but will improve amenity values appreciated by others, including future residents of Mangawhai Central.
136. While we accept many submitters may ‘struggle’ with Policy 6 and our interpretation of it, it clearly sets out that the views of (in this case) existing residents should not necessarily predominate over the views of future residents and others for whom change may well be positive. In fact, Policy 6 goes further and requires that decision-makers have regard to the fact that change (while it may be negatively perceived by some) is not in itself an adverse effect and may be a positive for others, including future residents.
137. Notwithstanding the above, regardless of how Policy 6(a) and (b) are to be interpreted, the requirement to *“have particular regard to”* planned built form needs to be read alongside the other clauses in Policy 6, including that particular regard be had to:
- (i) *“the benefits of urban development that are consistent with well-functioning urban environments”*,⁶⁰
 - (ii) *“any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity”*.⁶¹
138. It is our view that PC 78, as recommended by us, achieves (i) and (ii) above.

Recommendation

⁶⁰ As set out in Mr Tollemache’s evidence, PC 78 will make a significant contribution to Mangawhai as a well-functioning urban environment

⁶¹ As set out in the evidence for MCL, including Mr Colegrave’s EIC, PC 78 will contribute to meeting current (and projected) demand for development capacity in Mangawhai.

139. We recommend rejecting those submissions that sought PC 78 be declined on the basis of amenity, character and landscape, and residential allotment size; and
140. We recommend accepting-in-part those submissions that sought PC 78 be amended to better address the matters of amenity, character and landscape and residential allotment size to the extent that we have modified the PC 78 provisions as out in the report and the attached PC 78 provisions

Infrastructure (water supply, wastewater, stormwater and transport)

141. Much of the hearing (and submissions and representations made) was concerned with the issue of the adequacy of the proposed provision of infrastructure for the overall development - in addition to the question as to whether the proposal was “infrastructure ready” as required by subpart 1 – Providing development capacity of the NPS-UD. The primary issue was water supply and wastewater treatment and disposal; a secondary issue related to traffic generation and the adequacy of the roading network.
142. As a reminder, we must accept that the infrastructure base case includes the 500 dwellings already provided for under the existing Estuary Estates chapter 16 ODP provisions. The relevant additional capacity for our consideration is the 500+/- extra dwelling units proposed by PC 78 above that base case figure.
143. In the following section we note that we have not referred extensively to the relevant representations made by submitters on the general issues of infrastructure – and we note in particular Mr Boonham and Mr Dickie. That implies no disrespect to those submitters. Indeed, we are grateful to them for highlighting the matters raised and which did require additional information from both applicant and Council. However, at the end of the day we were sufficiently satisfied by the responses received – as noted below - such that we think it is more efficient and in the interest of brevity to cut straight to the issues and those final responses.

Water Supply

144. While many submissions were made on this matter, the issue can be reasonably succinctly stated.
145. Apart from a small reticulated water supply servicing the Heads shops, campground and surf beach toilets, Mangawhai does not currently have a wider reaching reticulated water supply system, being reliant upon individual water tank storage. This presents a problem during dry summers (as anecdotal evidence presented to us demonstrated in the recent past) with lengthy waiting times (up to four months we were told) for the three water tanker suppliers.
146. We heard from Sharon and Kelvin Platt, for instance, one of the three suppliers, that they regularly supply to the maximum of their 300,000m³ daily abstraction limit during dry summers and then have to pause supply. Submitters questioned where the

additional supply would come from and expressed doubt about the practicability of the proposed high-flow surface water (i.e. stream) abstraction (supplementing individual rainwater harvesting and MCL's existing groundwater bore consent for 100m³/day) indicated by MCL's water supply witness Jon Williamson.

147. Submitters were, therefore, rightly concerned to ensure that the MCL development does not exacerbate this existing water supply situation. We agree that is an appropriate concern and one that should be resolved as part of the current plan change.
148. In his supplementary statement of evidence,⁶² Mr Williamson provided a detailed overview of the modelling he had undertaken to simulate the daily historic streamflow regime for a range of catchments within and adjacent to the MCL site. The object was to provide an indication of the volume and frequency of flows above the median flow rate that could be harvested and stored in a suitably sized reservoir to supply the proposed reticulated area within the MCL development.
149. Based on Mr Dufty's,⁶³ estimated potable water requirement for the development of 397m³/day,⁶⁴ Mr Williamson's model demonstrated that 400m³/d could be provided based on two case study on-site high-flow water takes,⁶⁵ and the proposed 100,000m³ reticulation reservoir. Mr Dufty further noted,⁶⁶ with the addition of the proposed water saving devices within the reticulated area of the development (essentially residential subzone 3A and business subzone 1), a significant daily surplus of 96.5m³ would be provided (equivalent to 10 water tankers) which would be available beyond the reticulated area.
150. Subsequently Mr Williamson provided a second supplementary statement confirming that MCL had in fact secured 35-year water take resource consents for the two case study sites at the modelled rates of taking and high flow.⁶⁷ Those consents are referenced by Northland Regional Council as:
- AUT.042407.01.01 Take water from an unnamed tributary of the Mangawhai Harbour, at or about location co-ordinates 1741110 6002464.
 - AUT.042407.02.01 Take water from an unnamed tributary of the Mangawhai Harbour, at or about location co-ordinates 1741094 6002207.
151. We note that Mr Rankin, water engineering consultant for Council, agreed with both Mr Dufty's and Mr Williamson's statements.⁶⁸

⁶² 28 December 2020

⁶³ Paragraphs 2.7 – 2.11 of Mr Dufty's supplementary evidence

⁶⁴ Paragraph 2.15 of Mr Dufty's supplementary evidence Based on 160l/person/day

⁶⁵ Paragraphs 34 – 37 of Mr Williamson's supplementary evidence

⁶⁶ Paragraph 2.11 of Mr Dufty's supplementary evidence

⁶⁷ Table 4 and paragraph 34 of Mr Williamson's supplementary evidence

⁶⁸ Section 2 of Mr Rankin's summary statement,

152. While submitters continued to express doubt about the above in terms of its practicality and quality, we must take the granted resource consents at face value as providing the plan change basis for adequate supply – acknowledging that treatment and reticulation etc are matters that must follow and be resolved prior to actual development and occupation. We acknowledge the matters raised but those are not impediments to a plan change. If the “reality” is different when it comes to development, then the development itself will be compromised. That, as always, is the development risk.
153. We are satisfied that adequate provision can and has been made for sufficient water supply for the intended development and that will not adversely affect the existing water supply problems evident in Mangawhai. Furthermore, while the two consents noted have a 35-year life (and stringent conditions), with no certainty beyond that duration, that provides ample time for any alternative Mangawhai-wide water supply reticulation scheme to be developed if that is required by and for the wider community (including Estuary Estates).

Wastewater

154. In large part this concern stemmed from the recent historical dispute over the provision, management, and cost of Mangawhai’s existing wastewater treatment facility, and a concern that additional costs would fall on those already burdened by the costs of the existing scheme.
155. Mangawhai is serviced by the Mangawhai Community Wastewater Scheme (MCWWS), which is a modern, scalable plant commissioned in approximately 2008.
156. The wastewater issue has two components:
- The treatment plant; and
 - The disposal field.

The Treatment Plant

157. In his technical review report for the s42A report, Mr Rankin noted that Council had confirmed that the system has capacity to accommodate the increase in wastewater flows, which is an increase of approximately 20% over the existing allowance.⁶⁹ He also noted that because of the seasonal nature of Mangawhai, baseflows fluctuate particularly during quiet periods such that buffering or holding tanks might be required with future upgrades to balance out those fluctuations.
158. Mr Rankin also summarised the 2019 WSP future options development report that forecast that the existing plant will reach capacity between 2025 and 2028/9, depending on the actual rate of connections (70-100 per year), and the disposal field will reach capacity between 2028 and 2032, depending on the rates of connections with a 3,000 connection capacity. On that basis the plant will need to be upgraded

⁶⁹ S42A Attachment 10 – Engineering Memo, 20 October 2020

around 2028 – 2032 to provide for up to 5,000 connections, which is assumed to provide capacity to between 2048 and 2060.

159. While the scalable nature of the plant was not disputed, submitters expressed doubt about the ability to achieve that without imposing additional costs on existing ratepayers, contending that such an option was yet to be put before the community for confirmation and could not, therefore, be assumed.
160. In order to satisfy ourselves as to what the factual situation was, we requested further information from Council on the question during the adjournment. That response was provided on 16 December 2020 by Mr Sephton, Council's General Manager, Infrastructure Services.
161. In summary, Mr Sephton advised the following (which we cite in full because of its importance to our decision): ⁷⁰
 - (a) *The Mangawhai Community Wastewater Treatment Plant ("CWWTP") currently has 2,411 connections with the immediate capacity for a total of 2,800 connections, meaning there is currently capacity for an additional 389 connections.*
 - (b) *An upgrade to the CWWTP is required in circa 2026 – 2029 (as signalled in the WSP report). Associated investment was allowed for in the current Long-Term Plan 2018/2028 ("LTP 2018/2028") and is being reviewed as part of the development of the Long Term Plan 2021/2031 ("LTP 2021/2031"). Investment confirmed in the LTP 2018/2028 was expected to allow the number of connections to increase from 2,800 to a total of 4,300. The LTP 2021/2031 will be more closely aligned with the Mangawhai Spatial Plan which identifies the need for 6,000 connections. Over the ten year period (2021-2031) covered by the LTP it is likely that investment will focus on achieving 5,000 connections.*
 - (c) *Connections to the CWWTP are provided on a first come first served basis and there is planned capacity available for the Mangawhai Estuary Estates as well as PC 78, if approved. The rate of growth and take up is monitored as building consents are lodged and where necessary, work is brought forward to align capacity with growth.*
 - (d) *Increases in capacity are aligned with actual demand to avoid over investment in the system. There have been no applications for residential building consent within the current plan change area and as PC 78 has not been approved, the timing of capacity improvements has not been altered from the LTP 2018/2028. The implication of PC 78 is that any additional demand for connections may cause the upgrade to be required sooner (e.g. by 2026 rather than 2028, both*

⁷⁰ Paragraph 1.2 of Mr Sephton's statement in response to directions from the Hearing Panel

dates of which are forecast by WSP). It is anticipated that this will be addressed in the LTP 2021/2031.

- (e) KDC has committed funding in its current LTP 2018/2028 and Infrastructure Strategy 2018/2048 ("IS 2018/2048") for the upgrading of the CWWTP. This is primarily funded through development contributions, which are collected at the time of development with a targeted development contribution for wastewater in Mangawhai.*
- (f) KDC is currently reviewing the LTP 2021/2031 and Infrastructure Strategy ("IS 2021/2051"). The IS 2021/2051 will consider the ultimate scenario for Mangawhai as set out in the Mangawhai Spatial Plan (adopted by Council on 16th December 2020) which is anticipated to require 6,000 connections to the CWWTP (almost three times the current number of connections) by 2043. Growth projects will continue to primarily fund this through Development Contributions.*
- (g) The construction of a Balancing Tank in 2021 has been approved by Council which will allow for peak flows in the summer to be accommodated. This has been designed so that it can be upgraded to a Cycle Activated Sludge System (CASS) tank in the longer term when required which will provide further increases in capacity.*
- (h) KDC has commissioned modelling work which will inform the development of a more detailed 'Road Map' for the Wastewater System and clarify the timing and costs associated with further improvements including the replacement of sand filters and development of options to reuse water in the local area. It is anticipated that these recommendations will be accommodated in the 2024/2034 version of the Long Term Plan.*

162. While submitters in opposition challenged that narrative in a number of respects – and we particularly note the extensive submissions made by Mr Boonham in that regard - we accept that the above is Council's present factual position for the purpose of this Plan Change.

163. Having considered the arguments made, we are satisfied that those particular aspects of the wastewater treatment plant are sufficiently "infrastructure ready" for the purpose of a plan change, recognising that somewhere along the way upgrades will be required and that further development will not be possible until such is given effect and that further development is to be largely funded by development contributions. The latter point is particularly important as the Plan Change only provides the structural framework for the development. The detailed applications, for subdivision for example, can only follow once and if the wastewater infrastructure (in this instance) is secured.

164. The MSP clearly signals this setting out under section 3.3 – Three Waters - Implications for the Kaipara District Plan:⁷¹

Careful planning for additional three waters infrastructure and management mechanisms is required to avoid adverse effects on the physical and natural environment. Financial planning is also required in order to avoid economic stress on the community and the Council.

Also, the funding and construction of infrastructure will need to be synchronised with population growth, in order to continue to meet the needs of the community. Any changes to the Kaipara District Plan to accommodate additional growth in Mangawhai need to be accompanied by infrastructure planning, funding and construction. It is expected that the cost of growth will be met by land developers and recovered through development contributions.
(Underlining is our emphasis)

Disposal field

165. The 2019 WSP future options report noted by Mr Rankin (and provided to us by Mr Boonham) states that an additional 62 ha of land will be required for a disposal field to lift the capacity to 5,000 connections and 123 ha for 7,000 connections⁷²— assuming a 40% contingency for land unsuitable for irrigation due to proximity to boundaries, slope and proximity to neighbours and roads. That report also canvassed options including a discharge to the estuary and a coastal outfall. Ballpark cost estimates are provided in that report as follows:

- Discharge to land and wastewater treatment via CASS:
 - For 5,000 connections = \$38 million (includes new 12km rising main);
 - For 7,000 connections = \$9 million.
- Discharge to the estuary by membrane bioreactors =
 - For 5,000 connections = \$26 million;
 - For 7,000 connections = \$12 million.
- Discharge via coastal outfall:
 - For 5,000 connections = \$47 million;
 - For 7,000 connections = \$9 million

166. As we understood the present situation, no decisions have been made with respect to this matter at this time – although Mr Sephton’s statement in response to directions

⁷¹ Page 23 of the Mangawhai Spatial Plan

⁷² Paragraph 5.1 of the WSP Mangawhai Community Wastewater Treatment Plant: Future Options Development

indicates the route to be taken through Council for those related decisions (i.e LTP, Annual Plan and Development Contributions Policy). While Mr Boonham, for example, devoted considerable energy and argument in underlining the fact that those matters are not yet secured, and we do not disagree on the point, we take the view that the route ahead is sufficiently certain as to enable us to tick that particular box.

167. Clearly a new disposal option will be required in due course – and imminently. Should that matter stall then any development enabled by this plan change will stall. As all parties, we think, acknowledged, these matters are inextricably linked. And so, they should be. However, for the purposes of a plan change and the NPS-UD injunction to be infrastructure-ready as that term is defined in clause 3.4(3) of the NPS-UD, we are satisfied that, and as noted in Mr Sephton’s response:

- In the short-medium term (i.e. up to 10 years) either adequate infrastructure exists or the mechanisms for funding that are identified in the current LTP; and
- In the long-term (i.e. 10-30 years) a strategy for resolving the needed upgrades has been sufficiently identified.

168. We accept that not all the ‘ducks are yet lined up’, but they are sufficiently aligned for a plan change purpose.

Stormwater

169. We accept the expert stormwater evidence from the Applicant (Mr Leahy) and that of Dr Kelly in relation to the effects of stormwater on marine ecological values. Mr Rankin, for the Council, set out in his Summary Statement that there were no areas of disagreement or contention between him and the Applicant’s relevant experts. We note there was no expert evidence on this matter from any of the submitters.

170. Mr Leahy made a number of recommendations for updates to PC 78 to enhance stormwater outcomes. These amendments include:⁷³

- *encouraging the use of techniques to minimise the adverse effects of volume and improve the quality of stormwater discharges;*
- *addressing potential stormwater contaminant effects on the estuary;*
- *to protect Wetland 3 by changing the construction of stormwater works within the wetland from a permitted activity to a discretionary activity;*
- *updating activities with more than 30 carpark spaces (previously 100 car parks in the District Plan) or roads with more than 5,000 vehicles per day to require attention to the mitigation of stormwater runoff quality effects;*

⁷³ Paragraph 18 of Mr Leahy’s evidence-in-chief

- *limiting the allowable roofing materials as a source control technique for contaminant generation;*
- *the capture and reduction of litter,⁷⁴ to minimise its delivery to the estuarine environment; and*
- *the dispersion of flows at outfalls to minimise the risk on erosion of the estuarine environments or upstream wetlands.*

171. These recommended amendments were confirmed by Mr Tollemache and were included in the final version of PC 78 provided by the Applicant in closing. We are satisfied that stormwater management has been appropriately addressed by the PC 78 provisions.

172. We also note, as set out in Mr Duffy's evidence, KDC currently holds a Stormwater Network Discharge Consent for Mangawhai. Moreover, under RM190129 and RM190283 "*multiple stormwater outfalls have already been consented and meet best practice/standards*".⁷⁵

Traffic and Rooding

173. We acknowledge that many of the submissions made described the typical traffic congestion in and around the Mangawhai community during the peak summer holiday season – and potential difficulties for emergency services access during that period.

174. We also acknowledge that traffic generated by the additional dwelling units sought by PC 78 over and above those already provided for by chapter 16 of the KDP will not resolve that existing issue. Seasonal peak congestion is, however, not the absolute arbiter in this instance. As an existing issue it certainly needs to be managed and the overall Mangawhai strategic growth direction assumed by Council makes that imperative.

175. It was the agreed position of the relevant traffic / transportation expert witnesses that PC 78 could be accommodated, the integrated transport assessment undertaken, and amendments subsequently made were appropriate to the extent necessary for a plan change. Mr Collins (Council's traffic expert) agreed⁷⁶ with Mr Hills (the applicant's' traffic expert) in all material respects (areas of disagreement were comparatively minor relating generally to plan provision expression). The evidence from Messer's Marshall and Baker for the Northland Transportation Alliance took no general issue with Mr Hills or Mr Collins, rather supporting the expressed intention to review speed limits and walking and cycling connectivity. No other expert transportation evidence was given.

176. We have discussed the issue of the potential connection to Old Waipu Road elsewhere in this recommendation report with respect to scope. We agree with the expert witnesses that the provision of that connection is not a break point for the plan

⁷⁴ Particularly supported by Dr Kelly

⁷⁵ Paragraph 5.13 of Mr Duffy's evidence-in-chief

⁷⁶ Section 2 of Mr Collins' summary statement,

change, and that their assessments and conclusions stand independently of that connection.

177. We are satisfied that the traffic and transportation implications of PC 78, and proposed or existing transportation infrastructure, establish no impediment to approving the plan change.

Recommendations

178. We recommend rejecting those submissions that sought PC 78 be declined on the basis of Infrastructure; and
179. We recommend accepting-in-part those submissions that sought PC 78 be amended to better address the matters of infrastructure to the extent that we have modified the PC 78 provisions as out in the report and the attached PC 78 provisions.

Ecology

180. Ecological effects were a key matter raised in a number of submissions. The relief sought included:
- Declining the Plan Change;
 - Restricting stormwater discharge into the estuary;⁷⁷
 - Amending the objectives and policies to provide for increased protection and enhancement of the ecological values;
 - Including requirements for water quality monitoring for stormwater discharge; and
 - Increasing provision for the protection of wetlands.
181. The Applicant presented a range of expert evidence on the issue of ecological effects. These included Mr Montgomery (terrestrial/freshwater ecology), Dr Bramley (avifauna) and Dr Kelly (marine ecology). KDC's expert was Mr Delaney. No other party presented expert ecological evidence.
182. With respect to the ecological values of the site and surrounding area (including the estuary) most of the Site has been farmed for years and is a highly modified / degraded environment. It also includes areas of native bush and wetland and is close to the Tara Estuary. While it is accepted that parts of the site have low ecological values, the estuary and some on-site areas were universally accepted by the ecological experts as having higher values.
183. The terrestrial and freshwater ecology and avifauna effects were thoroughly canvassed in Mr Montgomerie's and Dr Bramley's evidence. Their evidence

⁷⁷ Note – we have addressed the issue of stormwater and its management and effects earlier in this report

demonstrated that overall, any ecological effects would be minor (at worst); and that PC 78 contains appropriate measures to avoid, remedy, or mitigate ecological effects.

184. We accept that the issue of potential ecological effects on Wetland 3 as a result of hydrological changes from the development have been comprehensively addressed by Mr Leahy and Mr Montgomerie, with appropriate mechanisms inserted into the PC 78 text to address such matters at the resource consent stage. We have addressed Mr Leahy's evidence in relation to this matter in the Stormwater section above.
185. The identification of Sub-Zone 8 over areas of higher ecological value provides for the protection of these areas, and also provides a significant opportunity for enhancement, through restoration planting and weed and pest management. However, a number of submitters focused on the fact that PC 78's Sub-Zone 8 did not equate to the full extent of the Operative Plan's Green Network. In this context, Mr Delaney stated (in the context of the environment as it exists) that PC78:⁷⁸ "... will result in a "no-net-loss" of biodiversity values and likely a net biodiversity gain through the intended enhancement and protection of existing habitat."
186. It was also Mr Delaney's view that PC 78, subject to his recommended changes: *"achieves an appropriate balance between achieving ecological protection, enhancement and providing for the efficient use of the land"*.⁷⁹ Mr Delaney also provided a Summary statement (25 January 2021) stating:⁸⁰
- I consider that there are no fundamental issues in contention between myself and the Applicant's ecological experts. Subject to the recommendations made in the s42a report, I consider that there are no ecological reasons to preclude PC78 based on an assessment against the existing ecological values*
187. With respect to marine ecology Dr Kelly addressed the proposal's stormwater effects on the estuary. Dr Kelly's evidence addressed the values of the estuary and the proposal's stormwater effects with respect to both construction-related earthworks and ongoing urban stormwater discharges. In terms of ongoing discharges, his evidence was that the effects of key contaminants are likely to be localised and minor (possibly negligible), in part due to the use of the proposed water sensitive approaches to stormwater management.
188. A range of amendments were recommended by Mr Delaney, Mr Badham and Ms Neal to the PC 78 provisions that addressed ecological values. These were set out in the section 42A report.⁸¹ Mr Tollemache set out in his evidence-in-chief the amendments he recommended, essentially agreeing with the section 42A report

⁷⁸ Section 42A Report, paragraph 168 (citing Mr Delaney's ecology peer review report at Attachment 9 to the section 42A Report)

⁷⁹ Paragraph 168 of the Section 42A report

⁸⁰ Paragraph 4.1 of Mr Delaney's summary statement

⁸¹ Paragraph 170 of the Section 170 of the Section 42A report.

authors in respect of ecological and stormwater (including in relation to ecological concerns) matters.⁸²

189. In summary those changes include;

- (a) New Rule 16.7.1.3 for any 'natural inland wetland' meeting the definition in the National Policy Statement for Freshwater Management 2020 where located outside of the mapped extent of Sub Zone 8 to be subject to the rules in Table 16.7.1.3 for Sub Zone 8;
- (b) Modified activity status for buildings/structures to a discretionary activity in Sub Zone 8 (Table 16.7.1-3);
- (c) New assessment criteria in 16.7.4.1 j) ii requiring in addition to the District-wide earthworks discretions, the implementation of best practice for erosion and sediment control; and
- (d) New matters of discretion 16.10.8.1 ee), j) and k) and assessment criteria 16.10.8.2 e), i), l) for wetland hydrology, stream enhancement and protection.

190. Also, as already set out in the Stormwater section, the activity status of any construction of stormwater works within wetland 3 has been changed from a permitted activity to a discretionary activity.

191. We are satisfied on the evidence before us that the ecological values and matters relevant to PC 78 have been appropriately addressed, and that the provisions we have recommended will enable any adverse effects to be avoided, remedied, or mitigated.

Recommendation

192. We recommend rejecting those submissions that sought PC 78 be declined on the basis of the ecological effects of the proposal.

193. We recommend accepting-in-part those submissions that sought PC 78 be amended to better address ecological matters to the extent that we have modified the PC 78 provisions as out in the report and the attached PC 78 provisions.

Open Space/Green Space

194. A significant number of submissions were made in opposition with regard to the topic of Open/Green Space. The relief sought generally sought that the Plan Change be declined, and the operative provisions retained.

195. The key themes or reasons behind these submissions were that Submitters

⁸² Paragraphs 5.6 and 5.7 of Mr Tollemache's evidence-in-chief

considered that the Plan Change would result in a significant reduction in open space and therefore a lack of provision for residents within the plan change area, and the impact that this would have on other reserves in the area. Submitters also expressed concerns regarding a lack of connectivity through the area via walking and cycling tracks, and concerns about public access along the estuary and the partial privatisation of this area.

196. We have outlined that within the four residential Sub-Zones of the Operative Plan, more than 60ha of land was required for the green network/open space, equating to approximately 56% of the total land area in the residential Sub-Zones. In our view, the Applicant's evidence has demonstrated that the Green Network requirements in the Operative Plan are unnecessary and/or inappropriate from an urban design, landscape/visual, and economic perspective and unnecessary from an ecological perspective.
197. We have addressed landscape/visual (in the section on amenity, character and landscape, ecology, and economic) effects earlier. For the reasons set out in those sections, we agree that the same approach as the operative provisions and amount of land required is unnecessary. We more fully address the urban design aspect below.
198. Mr Munro was particularly critical of the amount of new green/open space shown on the operative EESP and anticipated in the Chapter 16 provisions. He stated:⁸³

"The open space / 'green' network was excessive and unjustified (approximately 67.85ha in total). Many of the identified pedestrian and cycle routes would not be well overlooked or integrated with buildings. In the local service area, the extent of open space required has been identified as likely compromising the commercial viability of developing the land for the activities intended; the economics assessment by Fraser Colegrave for the Service Zone subdivision identified that 4.2 ha of landscape buffer resulted in the Structure Plan's planting outcomes being unviable in terms of cost and lost land efficiency in sub-zone 7..."

199. Mr Munro also undertook an assessment of PC 78 and the proposed structure plan with regard to open space. He was supportive of the proposed provision for an approximately 1ha-sized village green vested as public open space and concludes that:⁸⁴

*"In terms of the relevant planning provisions, the proposal will provide for appropriate on-site recreational (open space) amenity, and also a high quality of access to and along the coast. Overall and by virtue of the improved connection from the coast to Old Waipu Road, the proposal will in my opinion provide better overall public access to the coast than the existing zone provisions do."*⁸³

⁸³ Page 17 of Mr Munro's Urban Design Assessment, October 2019

⁸⁴ Page 33 of Mr Munro's Urban Design Assessment, October 2019

200. In his Summary and Rebuttal Statement of Evidence Mr Munro sets out the “*Key urban design disagreement*”⁸⁵ between himself and Mr Lunday. We accept there are different opinions held by the witnesses, and they hold different views on the appropriate urban design response for the PC 78 area. Mr Riley, in answering questions at the hearing, acknowledged that Mr Lunday’s urban design approach was legitimate, but equally so was Mr Munro’s. In the context of PC 78, and his peer review of Mr Munro’s analysis and recommendations, he agreed with Mr Munro.
201. It is our finding for all of the reasons set out above in this report that in section 32 terms, PC 78’s open space/green space and the relevant provisions are appropriate. In this respect we prefer the evidence of the Applicant and the Council.

Recommendation

202. We recommend rejecting those submissions that sought PC 78 be declined on the basis that the open space/green space is insufficient and that the provisions of the operative plan be retained.

Industrial/Commercial Land

203. A number of submissions were received regarding the provision of Industrial and Commercial land and in particular adverse economic effects resulting from the proposed reduction in commercial land and the increase in the size of Sub Zone 7.
204. Mr Colegrave addressed this matter in his evidence. He stated that he considered that the Operative sub-zone 7 provisions were highly restrictive and unreasonable given the site’s location, receiving environment and making the area “*unviable for development (noting that a proposal departing significantly from the Operative Chapter 16 provisions has recently been consented reflecting the provisions in the Proposal [PC 78])*”.⁸⁶
205. Mr Colegrave then set out what he considered to be the positive effects of the new sub-zone:⁸⁷
- (a) *Boosting the district’s scarce supply of business land;*
 - (b) *Providing a better range of lot sizes, improving market appeal;*
 - (c) *Improved economic viability for development;*
 - (d) *Providing greater scope for local employment; and*
 - (e) *Ensuring better utilisation of a scarce resource, which boosts economic efficiency.*

⁸⁵ Paragraphs 22 – 34 of Mr Munro’s summary and rebuttal statement of evidence

⁸⁶ Paragraph 31 of Mr Cosgrave’s evidence-in chief

⁸⁷ Paragraph 32 of Mr Cosgrave’s evidence-in chief

206. He opined that there would be no adverse effects from this part of the Plan Change.

207. Mr Heath, in his report on PC 78, in response to submissions relating to the proposed change in Industrial zoned land, set out:⁸⁸

“Property Economics agree with the likelihood that PPC 78 is unlikely to result in any associated economic costs. The only consideration in relation to industrial site sizes would be the potential sub-division of sites could lead a market to produce insufficient larger sites thereby restricting its potential industrial growth. Given the potential size of the market at Mangawhai this is not considered a material concern”.

208. We accept this evidence and find that there are positive effects from the sub-zone area 7 in terms of its spatial extent, and the relevant PC 78 provisions. We are not aware of any adverse effects, as opined by Mr Colegrave.

Recommendation

209. We recommend that the submissions relating to sub-zone 7 be rejected.

Cultural

210. One submission requested that the Plan Change be declined because the proposal would adversely affect Te Ao Maori, will affect Atua Maori and will diminish the mana of the pristine lands and waterways of Mangawhai.⁸⁹

211. We note that the Application for PC 78 was supported by a Cultural Values Assessment (CVA) prepared by Environ Holdings on behalf of Te Uri o Hau. The CVA detailed consultation undertaken by MCL with Te Uri o Hau, including the commissioning of the CVA, a section on the Te Ao Maori World view, Te Uri o Hau Historical Context and a specific cultural and heritage values assessment. Te Uri o Hau are not submitters to the Plan Change.

212. In their closing legal submissions, MCL acknowledged the Māori cultural perspective expressed at the hearing by Mr Ferguson.⁹⁰ As summarised in their opening submissions, including through consultation with Te Uri o Hau, MCL considered that PC 78 appropriately recognises and provides for Māori cultural matters, including as expressed in the RMA (s6(e), s7(a), and s8) and the range of relevant planning documents.

Recommendation

213. We recommend that the submission relating to cultural matters be rejected.

Consultation

⁸⁸ Page 7 of Mr Heath's Economic Peer Review

⁸⁹ Submission 139.1

⁹⁰ Submission 130

214. Numerous submissions were made on the topic of consultation. These submissions generally oppose the private plan change as submitters consider that KDC and MCL had not undertaken adequate consultation on the Plan Change, had not provided sufficient time for submitters to make submissions, or that there had been a lack of transparency on the plan change and the relationship between MCL and KDC.
215. The relief sought varied from requesting that KDC decline the Plan Change in its entirety, provide more time to consider the plan change, that further information is provided, or that more public consultation is undertaken by MCL and/or KDC.
216. Details of consultation with the community, iwi and other stakeholders undertaken by MCL prior to the lodgement of PC 78 were detailed in Section 8, pages 128-131, of the AEE submitted with the application (noting that there is no compulsory requirement in the RMA for MCL to consult with the community, iwi, or stakeholders prior to the lodgement of a private plan change - PC 78).
217. PC 78 was notified in accordance with the relevant provisions of the RMA. These included letters being posted to directly affected landowners, formal Notice published in the newspaper, and on-going information in the newspaper and radio advertisements. Full details of PC 78 were available on the KDC website since the plan change was notified.
218. The issue of consultation was specifically addressed in the Applicant's closing legal submissions. It was stated:⁹¹

"We reiterate that the MCL team and its advisors have, over several years, engaged in good faith with a wide range of parties – including tangata whenua, the Council and the local community – and have genuinely sought to address concerns⁹².

Mangawhai Matters raised perceived consultation grievances at the hearing.⁹³ We reiterate that MCL continued to engage with submitters (and the Council), including in the period leading up to the November 2020 hearing. Several of MCL's expert team held peer to peer discussions or meetings with experts engaged by Mangawhai Matters and the Council. Mr Tollemache met with Ms O'Connor for Mangawhai Matters as late as 20 October 2020".

219. It is our view that appropriate consultation has occurred.

Recommendation

220. We recommend that the submissions regarding consultation be rejected.

⁹¹ Paragraphs 4.2 and 4.3 of the closing legal submissions

⁹² Noting that Mr Tollemache detailed in his evidence-in-chief and supplementary evidence a suite of proposed changes that had been made to address matters raised by the Council and submitters.

⁹³ See paragraph 3(d) of the legal submissions of Mr Savage

Community Facilities

221. A number of submissions were made regarding the lack of provision of community facilities (e.g. schools, medical centre, swimming pools) in the Plan Change area; the concern being that existing community facilities in Mangawhai do not have capacity for the increased population that the plan change will enable.
222. The Plan Change provisions do provide for a range of community facilities including: child-care facilities, education facilities, conference and event centres, health care services, public toilets, walking and biking trails, recreational facilities and clubrooms.
223. We agree with the Section 42A report where it is stated:⁹⁴

We do not support submissions seeking that the plan change be declined on the basis of a lack of community facilities. It is not typical, in our experience, for planning provisions to be prescriptive when it comes to the provision of community facilities to be provided within a development area. Such facilities are usually, in our experience, located and developed based on demand. In our opinion, there is sufficient area within the plan change site for such facilities to be developed and there is no evidence of barriers to their development within the operative provisions. The consideration of the establishment of these facilities will be more efficiently made at the time of subdivision and development, subject to negotiation between the eventual applicant/developer and Council.

Recommendation

224. We recommend rejecting those submissions seeking the greater provision for community facilities.

Construction Effects

225. One submission was made regarding construction effects and in particular raising concerns about adverse effects from noise, dust and hours of operation during construction works.⁹⁵ The relief sought included seeking assurance from KDC that the submitter's property would not be adversely affected, and that monitoring will be undertaken, during construction work.
226. The PC 78 provisions include provisions for temporary noise (including construction noise) in Rule 16.8.5. This refers to standard rules in the Residential and Business Commercial and Industrial Zones relating to construction noise and temporary activities. Provisions for erosion, sediment and dust control are also included in Rule 16.1.6.
227. The approach outline above is a consistent approach to the management of construction effects utilised in District Plans throughout the country. Moreover, construction noise, dust, and hours of operation during construction will need to be considered in terms of any resource consents sought, with the ability of the Council to

⁹⁴ Paragraph 135 of the Section 42A report

⁹⁵ Submission no. 28

impose consent conditions. Again we remind ourselves that the base case includes construction effects of 500 dwelling units.

Recommendation

228. We recommend that the submission is accepted in part – to the extent that these matters are addressed in the PC 78 provisions, and where appropriate resource consent conditions can be imposed.

Contamination

229. One submission was made regarding contamination effects and in particular raising concerns about identified sites with contaminated soils not being clearly addressed in the proposed provisions.⁹⁶ Relief sought included requesting that KDC either declines the Plan Change in its entirety, or accepts the plan change with modifications.
230. PC 78 includes provisions for a change in land use for Contaminated Land in Rule 16.8.8 and for the remediation of Contaminated Land in Rule 16.8.9. These refer to standard rules in the Residential Zone (Rule 13.10.19 and 13.10.20) and the Business, Commercial and Industrial Zone (Rule 14.10.19 and 14.10.20) relating to Contaminated Land. Rules 13.10.20(d) and 14.10.20(d) also require consent for a Discretionary Activity if the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 apply to the activity.
231. It is our view this is a consistent approach to the management of potential effects of contaminants in soil on human health utilised in District Plans throughout the country.

Recommendation

232. We recommend rejecting the submission relating to contamination.

Natural Hazards

233. A number of submissions were received regarding the effects from Natural Hazards, and in particular adverse effects resulting from flood events. The majority of these submissions consider that the provision for flooding is inadequate, particularly due to the location of the site being on the edge of the estuary and due to climate change threats not being adequately considered in the assessment of natural hazards.
234. In relation to these matters, Mr Dufty set out that the operative Chapter 16 provisions include specific minimum finished floor level requirements for habitable spaces to avoid potential flooding and sea level rise effects. Updated flood modelling had been undertaken by Stantec and this was included in the existing consents sought to confirm that the potential for flooding and sea level rise was

⁹⁶ Submission 138.10

considered in the finished contours as part of the approved bulk earthworks consent (RM190096).

235. Mr Rankin accepted that the natural hazard assessment had considered climate change, large storm events including wave run-up/storm surge, and maximum probable density with respect to Coastal and Fluvial Flooding.
236. Mr Rankin considered that any potential natural hazard effects relating to flooding could be accommodated and managed through the resource consent process and recommended an amendment to policy 16.3.11.1.(2) to ensure that there is appropriate provision for subdivision and subsequent development to avoid, remedy, or mitigate the effects of natural hazards.
237. Mr Rankin also recommended an adjustment to the minimum floor level of habitable buildings from 3m to 3.5m to reflect the report prepared by Stantec. This report indicated a peak coastal inundation elevation of 3.0mRL and Mr Rankin and the reporting officers considered it appropriate that this level is increased to reflect the Stantec findings.
238. Mr Dufty and Mr Tollemache accepted these amendments, and they were included in the PC 78 provisions provided as part of the closing legal submissions.
239. We agree with the expert evidence and accept that Natural Hazards provisions have been appropriately addressed.

Recommendation

240. We recommend that the submission 174.5 be accepted in part.
241. We recommend that the submissions that consider the Plan Change has not appropriately addressed natural hazards (flooding/coastal inundation) be rejected.

Parking

242. A number of submissions were made on the topic of parking. These submissions generally opposed PC 78 as submitters considered that there was insufficient provision for car parking (on roads and within the smaller allotments). Submissions also considered that there would be adverse effects on existing car parking in the wider area, particularly during peak holiday periods. The relief sought was that the Plan Change be declined in its entirety.
243. A key concern of the submitters appears to relate to increased parking demand in areas outside of the plan change site, and likely to be associated with the increase in residential density sought by PC 78, and resulting parking demand pressures on existing public, recreational and commercial areas.

244. Chapter 16 cannot require the provision of upgrades to existing parking areas or additional parking facilities for activities that are located outside of the PC 78 site.
245. With regards to the submissions relating to a lack of parking provision for new development within the PC 78 site, it is our view that Policy 16.3.8.1(3) and 16.3.8.1(4) provide appropriate policy direction to manage adverse effects from parking demand associated with new development on the surrounding environment. This is supported by rules (including Rule 16.9.4.3) and assessment criteria (including 16.7.4(c), 16.7.4.1(c) and 16.7.4.1(j)). These provisions require a minimum number of vehicle parking spaces and allow Council to exercise discretion over parking for Restricted Discretionary Activities and specific Discretionary Activities.
246. However, we note Policy 11(a) of the NPS-UD stipulates that tier 1, 2 and 3 territorial authorities are not able to set minimum car parking rate requirements, other than accessible car parks in their district plans and that 3.38 Car parking - states that all Councils that have District Plans that contain "*objectives, policies, rules, or assessment criteria that have the effect of requiring a minimum number of car parks to be provided for a particular development, land use, or activity, the territorial authority must change its district plan to remove that effect, other than in respect of accessible car parks...*"The NPS – UD provides an 18 month time period in which the carparking provisions must be removed.⁹⁷ That provision would also appear to apply to private plan change requests regardless of whether the requestor proposes parking provisions because once approved the plan change becomes integrated into the operative district plan.

Recommendation

247. We recommend that submissions relating to (a lack of) carparking provision be rejected.

Security

248. One submission raised concerns about security effects on their property due to the close proximity of a potential public walkway.⁹⁸ The relief sought included that provision be made to ensure that a fence is constructed along the property boundary where it adjoins a public area (not at the submitter's expense).
249. While we recognise the importance of site security, the area of land adjoining the submitter's property is vested in KDC as an esplanade reserve. It does not form part of the PC 78 site.

Recommendation

250. We recommend that submission 28.2 be rejected.

⁹⁷ Part 4 – Timing of the NPS-UD.

⁹⁸ Submission 28.2

Whole Plan Change

251. Two submission points are made in general support of the whole Plan Change. A number of submission points are made in general opposition to the whole Plan Change.⁹⁹ The relief sought from those in opposition is generally either unspecified or is to decline the plan change in its entirety. Where reasons were provided, they included:

- Inadequate information to understand environmental, economic, social and cultural effects of proposed changes;
- The plan change would result in adverse environmental impacts and cumulative effects;
- A strategic approach to maintain identity of Mangawhai has not been considered;
- The original plan is supported by the community and the changes do not achieve key elements and features of previous Estuary Estates Structure Plan;
- The proposed changes need to be assessed by an independent expert to ensure there is a balance and are adequate;
- Increased costs to ratepayers;
- Lack of development strategy or up to date structure plan for Mangawhai;
- Supporting infrastructure and financing plans need to be organised in accordance with NPS – UD and prepared with the community and stakeholder engagement;
- The changes do not meet the needs or interests of the community;
- Does not achieve the purpose of the RMA and the proposal doesn't not represent the most appropriate means of exercising Council's functions in terms of efficiency and effectiveness;
- The section 32 assessment is not adequate; and
- Increased density, traffic and pressure on existing infrastructure and businesses.

⁹⁹ Submissions 3.1 and 182

252. We have recommended approval of PC 78, with modifications, so generally agree with the supporting submitters. However, we do not support the submissions which seek the rejection of PC 78 for the reasons outlined in this report. However, we have recommended a number of amendments to the PC 78 provisions that we consider represent the most efficient and effective option, pursuant to Section 32 of the RMA, for achieving the proposed PC 78 objectives.

Recommendation

253. We recommend accepting in part those submissions that support PC 78, noting that we have made recommendations to modify some of the PC 78 provisions.

254. We recommend rejecting those submissions that sought PC 78 be declined, noting that we have made recommendations to modify some of the PC 78 provisions.

Other

255. One submission is listed as 'Other' in the summary of submissions.¹⁰⁰ That submission requested that the zoning of the submitter's land not be changed due to concerns about the potential adverse impact that this would have on property values.

256. The submitter's land is not included in the PC 78, and therefore the land cannot be re-zoned.

Recommendation

257. We recommend that submission 28.3 be rejected.

Consequential Changes

258. MCL made a submission on PC 78 regarding two additional consequential matters relating to provisions for network utilities. MCL sought to include a new provision 16.11A for network utilities. The proposed amendment addresses the conflict between the permitted activity standards of Rule 10.11.1. MCL also sought a consequential amendment to Chapter 10 and rule 10.10 to cross reference this exception and reference the change in 16.1.6 District Wide Provisions.

259. There were also a number of minor typos, formatting areas or cross references including:

- References to "retirement village" rather than "retirement facility" which is the correct defined term.
- Need to delete heading 16.3.10 staging and financial and development contributions heading.

¹⁰⁰ Submission 28.3

- Other minor formatting matters.
260. We agree with the changes relating to the network utility provisions. These changes provide important clarity to enable water storage in the Estuary Estates Zone and we recommend that they are included.
261. We also support all other minor consequential amendments to the provisions.

Recommendation

262. We recommend that the submissions seeking consequential changes be accepted.

Section 32AA Evaluation

263. Section 32AA of the RMA requires a further evaluation for any changes that are proposed to the notified plan change after the section 32 evaluation was carried out.¹⁰¹ This further evaluation must be undertaken at a level of detail that corresponds to the scale and significance of the changes.¹⁰²
264. In our view this decision report, which among other things, addresses the modification we have made to the provisions of PC 78, satisfies our section 32AA obligations.

Part 2 of the RMA

265. Section 32(1)(a) of the RMA requires assessment of whether the objectives of a plan change are the most appropriate way for achieving the purpose of the RMA in Part 2. Section 72 of the Act also states that the purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of the RMA. In addition, section 74(1) provides that a territorial authority must prepare and change its district plan in accordance with the provisions of Part 2.
266. In this case, Chapter 16 already has a number of settled objectives. PC 78 proposes to delete some of these objectives and amend others. An assessment of these changes with respect to their appropriateness for achieving the purpose of the RMA is undertaken in section 5.2 of the Section 32 Assessment prepared by Tollemache Consultants Ltd dated November 2019.
267. Section 6 of the RMA sets out a number of matters of national importance that must be recognised and provided for. We find that PC 78, subject to our recommended amendments, recognises and provides for these matters as:
- The amended Structure Plan identifies the coastal environment, wetlands, streams and areas of significant indigenous vegetation and includes specific provisions to ensure their protection from inappropriate

¹⁰¹ RMA, section 32AA(1)(a)

¹⁰² section 32AA(1)(c) RMA

subdivision, use and development;

- There are no identified areas of outstanding landscape applying to the subject site;
- Public access to and along the streams and harbour edge will be maintained and enhanced with the provision of walkways and within the existing esplanade reserve;
- The Archaeological Assessment submitted with the application does not identify any specific archaeological or heritage sites requiring protection;
- The relationship of Maori with their waahi tapu (and any customary activities) has been recognised and provided for through consultation and the provision of the CVA; and
- The risk from natural hazards has been addressed by technical reports provided by MCL, and peer reviewed by Mr Rankin.

268. Section 7 of the RMA identifies a number of other matters to be given particular regard to. We find that PC 78, subject to our recommended amendments, has had regard to these matters as:

- The proposal has acknowledged the kaitiakitanga role of Te Uri o Hau and consultation has been undertaken with respect to the PC 78 and the amended Structure Plan;
- Ngati Manuhiri, who has a settled claim over this area, accepted the Te Uri o Hau cultural assessment¹⁰³;
- PC 78 will enable the efficient use of natural and physical resources as it seeks to better utilise the land already anticipated for development in Chapter 16 by removing controls that unnecessarily constrain development, while providing provisions that will ensure that the efficient use of land is achieved;
- While there will be a change in the amenity values of the subject site due to the progression of development, this change is already anticipated in Chapter 16 of the operative District Plan. PC 78 has a number of objectives, policies, rules and design and environmental guidelines that will sufficiently ensure the maintenance and enhancement of the amenity values anticipated for the subject site; and
- The effects of climate change have been considered in the technical assessments provided with the application, and the engineering review

¹⁰³ Email to Mr Badham, the section 42A author, dated 26 May 2020

from Mr Rankin, and this can be confirmed via future resource consents.

269. Section 8 requires that the principles of the Treaty of Waitangi are taken into account. The application for PC 78 is supported by a CVA prepared by Environ Holdings on behalf of Te Uri o Hau. The CVA details consultation undertaken by MCL with Te Uri o Hau, including the commissioning of the CVA, a section on the Te Ao Maori World view, Te Uri o Hau Historical Context and a specific cultural and heritage values assessment.
270. Finally, In terms of section 5 of the RMA, it is our finding that the PC 78 objectives and our subsequent recommended modifications are consistent with and the most appropriate way to achieve the purpose of the Act as it enables the comprehensive and efficient growth of the Site in a way that will provide for the social, economic and cultural wellbeing of people and communities while safeguarding the needs of future generations, safeguarding the life-supporting capacity of air, water, soil and ecosystems and avoiding, remedying, or mitigating any adverse effects on the environment.

Recommendation

271. That pursuant to Schedule 1, Clause 10 of the Resource Management Act 1991, that Proposed Plan Change 78 to the Kaipara District Plan be approved, subject to the modifications as set out in this recommendation report.
272. Submissions on the plan change are accepted, accepted in part, and rejected in accordance with this recommendation report.

Appendices

273. Attached as Appendix 1 is the: **Appearances at the Hearing and tabled evidence/statements.**
274. Attached as Appendix 2 is the: **Summary of Submissions by Topic**
275. Attached as Appendix 3 is the: **Amendments to the Kaipara District Plan**



Greg Hill - Chairperson

Date: 12 March 2021

Appendix 1 – Appearances at the Hearing and tabled evidence/statements

Applicant	<p><u>Appearances</u></p> <p>Ian Gordon – MCL’s legal counsel</p> <p>Steve Mutch – MCL’s legal counsel</p> <p>Ebony Ellis – MCL’s legal counsel</p> <p>Fraser Colegrave - Economist.</p> <p>Rob Pryor – Landscape Architect.</p> <p>Ian Munro – Urban Design</p> <p>Shane Kelly – Marine Ecology.</p> <p>Alan Leahy – Stormwater Engineer.</p> <p>Jon Williamson – Hydrologist</p> <p>James Dufty – Civil Engineer</p> <p>Mark Tollemache – Planner</p> <p><u>Tabled Evidence</u></p> <p>Amy Osborne – Corporate</p> <p>Richard Montgomery – Ecologist (terrestrial/freshwater)</p> <p>Gary Bramley – Ecologist (Avifauna)</p> <p>John Rowland –Engineer (Geotechnical)</p> <p>Leo Hills – Engineer (Transportation)</p>
Submitters	<p><u>Appearances</u></p> <p>Robin Hale</p> <p>Miguel Hamber</p> <p>Dr Joel Cayford</p>

	<p>Aaron McConchie</p> <p>Michael Savage – Legal Counsel for Mangawhai Matters</p> <ul style="list-style-type: none"> • Doug Lloyd (Mangawhai Matters) • Peter Nicholas (Mangawhai Matters) • Rachael Williams (Mangawhai Matters) • Dr Philip McDermott – (Mangawhai Matters) - Economist/Planner • Dennis Scott (Mangawhai Matters) - Landscape Architect • James Lunday (Mangawhai Matters) – Urban Design • Burnette O'Connor (Mangawhai Matters) – Planner <p>Belinda Vernon</p> <p>John Dickie</p> <p>Mike Ferguson</p> <p>Shawn Baker – Northland Transportation Alliance</p> <p>Nick Marshall – Whangarei District Council Infrastructure Group</p> <p>Kevin & Karen Platt</p> <p>Clive Boonham</p> <p>Bruce Rogan</p> <p>Jonathan Drucker</p> <p>Grant Mitchell</p> <p>Peter Rothwell</p> <p>David Medland-Slater</p>
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Council	<u>Appearances</u> Paul Waanders – District Planner Ueli Sasagi – Major Project Leader/Principal Planner James Sephton – General Manager Infrastructure Services - KDC Michael Day – Strategy, Policy and Governance Manager Angie Hunt – Planning Technical Support Officer Sarah Jones – Technical Support Officer
Consultants for Council	<u>Appearances</u> Warren Bangma – KDC Legal Counsel David Badham – Planner Alisa Neal – Planner Matt Riley – Urban Design Steven Rankin – Engineer (Environmental)
	<u>Tabled Evidence</u> Mark Delaney – Ecologist Matt Collins – Transport Engineer Phil Osborne – Economist

Appendix 2 - Summary of Submissions by Topic

Submission #	Sub Point #	Submitter Name	Wants to Heard Y/N	Joint Hearing Y/N	Support/Oppose/Neutral	Topic	Relief Sought	Reasons for Submission
46	9	John Stephens	Y	Y	Seek Amendment	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Does not adequately take into account the impact of the development on the surrounding amenity values.
54	9	Robin Hale	y	Y	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Does not adequately take into account the impact of the development on the surrounding amenity values.
58	4	Katie Richards	N	N	Oppose	Amenity	None stated.	Small lot size not in keeping with special character of the area.
60	3	Jan Colhoun	Y	Y	Not stated	Amenity	None stated.	Mangawhai character will be adversely affected.
63	9	Grant McCarthy	Y	Y	Seek Amendment	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Does not adequately take into account the impact of the development on the surrounding amenity values.
64	8	Aaron McConchie	Y	Y	Seek Amendment	Amenity	Decline the plan change and require it to be re-submitted with additional information.	High density proposed not in keeping with the surrounding amenity values and does not attempt to fit in.

73	9	Ross Hinton	Y	Y	Seek Amendment	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Does not adequately take into account the impact of the development on the surrounding amenity values.
79	9	Denise Stuart	Y	Y	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Does not adequately take into account the impact of the development on the surrounding amenity values.
85	6	Sue Clayton	Y	Y	Oppose	Amenity	Publicise what has been granted and additional public consultation.	Mangawhai is a coastal rural community and want to keep it that way.
86	4	Paul Hendrickx	Y	Y	seeks amendment	Amenity	None stated.	Urban design assessment does not consider the Mangawhai Community Development Plan and the desires of that plan regarding housing typology.
89	5	Gainor & Graham Kerrigan	N	Y	Oppose	Amenity	None stated.	Residential density is not in keeping with the open space and amenity of Mangawhai.
90	4	Doug Lloyd	N	N	Seek Amendment	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Number of lost will not fit with Mangawhai's special nature.
93	5	Maylene Lai	Y	Y	Oppose	Amenity	None stated.	Proposal misses the opportunity to develop a sustainable and unique town centre that reflects the character of the surrounding

								environment, 350m2 is too small.
94	2	Douglas V Moores	N	N	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Density is detrimental to rural character of Mangawhai.
94	7	Douglas V Moores	N	N	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	High density urban development is visually incongruent with the rural landscape and detracts from the character of Mangawhai and the natural areas.
98	6	Martina Tschirky	Y	Y	Oppose	Amenity	None stated.	Inadequate in the rural setting.
101	2	Madara Vilde	Y	y	Oppose	Amenity	Decline application in current form.	Concerned about the impact of proposal on landscape values.
103	2	Gerard Wooters	N	N	Seek Amendment	Amenity	Decline application until a revised housing density is provided.	This plan change imposes a high density urban solution to a rural/beach town environment.
112	9	Andrew Paul	N	N	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Does not adequately take into account the impact of the development on the surrounding amenity values.
125	9	Nick Carre	N	N	Seek Amendment	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Does not adequately take into account the impact of the development on the surrounding amenity values.

127	9	Georgina Carre	N	N	seeks amendment	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Does not adequately take into account the impact of the development on the surrounding amenity values.
130	1	Mike Ferguson	Y	N	Oppose	Amenity	Decline plan change and retain the current provisions.	High density and lack of greenspace not in keeping with the rural environment of the area.
133	3	Francesca von Wurzbach-Purcell	N	N	Oppose	Amenity	None stated.	This will completely ruin n the feel and affect the beautiful environment for financial gain.

134	11	Belinda Vernon	Y	N	Oppose	Amenity	Seek amendment.	<p>APPENDIX 16.1: ESTUARY ESTATES DESIGN AND ENVIRONMENTAL GUIDELINES</p> <p>Provision of design and environmental guidelines is essential to ensure that the design of both residential and business dwellings is done in an appropriate way, PARTICULARLY where there is greater density and intensification as is the case in the Proposed Plan change.</p> <p>I SUPPORT some amendment to the original guidelines but OPPOSE the extent of the amendments proposed.</p>
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								I urge the incorporation of clear and enforceable design and environmental guidelines in Section 16 to enhance the integrity of development of this important area in the future.
138	9	John Dickie	Y	N	Oppose	Amenity	Decline the plan change.	Landscape report gives a more favourable assessment that what is likely to occur e.g. reference to two story commercial/ retail development yet the proposal infers greater heights.
151	2	Francis & Michael Hookings	Y	Y	Oppose	Amenity	Decline the plan change.	Concerned about the increase in housing and impact on character of Mangawhai.
152	9	Carla Hood	Y	Y	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Does not adequately take into account the impact of the development on the surrounding amenity values.
153	9	Philippa Muller	N	Y	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Does not adequately take into account the impact of the development on the surrounding amenity values.
154	2	Philip James McDermott	Y	Y	Oppose	Amenity	Seek amendment.	Concerned about the revised mix of housing and the relationship with the Mangawhai settlement and the character defined by modest density and extensive vegetation cover.
155	8	Christine Basham	Y	Y	Oppose	Amenity	Decline the plan change.	Concerned about impact of lighting on night sky.

156	6	Clive Boonham	Y	Y	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Concerned that the high density development will affect the special character of Mangawhai.
159	1	Anne Hollier	Y	Y	Oppose	Amenity	Decline the plan change.	The proposal does not preserve the rural village character of Mangawhai as discussed.
160	6	Judith Anne Boonham	Y	Y	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Concerned that the high density development will affect the special character of Mangawhai.
161		Linda Ritchie	N	Y	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Minimum size of 350m2 is too small and will change the special character of Mangawhai.
162		Melanie Jane Gallo	Y	Y	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Concerned about impact on amenity and environment.
163	4	Sue Fountain	Y	Y	Oppose	Amenity	Decline the plan change.	Does not adequately take into account the impact of the development on the surrounding amenity values.
164	9	Alan Preston	Y	Y	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Does not adequately take into account the impact of the development on the surrounding amenity values.
165	3	Alex and Linley Galbraith	n	Y	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	High density will ruin the character of Mangawhai. Density is better than spawl but the application understate the effect on character, natural features of the land.

167	9	Tony Baker	y	Y	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Does not adequately take into account the impact of the development on the surrounding amenity values.
169	9	Jedda Kelly	y	Y	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Does not adequately take into account the impact of the development on the surrounding amenity values.
171	9	Euan Upston	y	Y	Oppose	Amenity	Decline the plan change and require it to be re-submitted with additional information.	Does not adequately take into account the impact of the development on the surrounding amenity values.
179		David & Janet Norris	N	Y	Oppose	Amenity	Further information and consultation.	Residential intensity will adversely effects character of Mangawhai.

184	9	Rob & Mary Farmer	Y	Y	Oppose	Amenity	Decline the plan change.	greenspace and landscaping will not provide adequate amenity, Pedestrian links to amenities and open spaces are insufficient.
185	1	Faye & James Shewan	Y	Y	Oppose	Amenity	Decline the plan change and request further information.	What is proposed does not reflect Mangawhai.
185	5	Faye & James Shewan	Y	Y	Oppose	Amenity	Decline the plan change and request further information.	Concerned about intensity and impact on character of Mangawhai.
189	3	Grant Mitchell	Y	Y	Oppose	Amenity	Number of housing to remain at 550.	Scale of housing will change the character of Mangawhai.
193	4	Kathy Gordon	n	N	Oppose	Amenity	Decline the plan change.	High density development will ruin Mangawhai character.
196	1	David Macpherson	y	Y	Oppose	Amenity	Decline the plan change.	Proposal is not in keeping with the character of the area. Lack of focus on the amenity of the estuary.

197	1	Barbara Pengelly	Y	Y	Oppose	Amenity	None stated.	High density will effect the character of Magical Mangawhai and is not in keeping with the image of Mangawhai.
198	1	Lisa Marshall	Y	y	Oppose	Amenity	Decline the plan change and request further information.	High density will ruin the character of Mangawhai. Density is better than spawl but the application understate the effect on character, natural features of the land
198	2	Lisa Marshall	Y	y	Oppose	Amenity	Decline the plan change and request further information.	Concerned about flooding. Area is low lying 3m leaves little scope for combined events (high tide/high rainfall) - further research required.
18	7	Sascha Tschirky	N	Y	Oppose	Community Facilities	Decline the plan change.	Concerned that the community facilities have been removed from the proposal.
21	3	Raewyn Dodd	N	N	Oppose	Community Facilities	Decline the plan change.	Questions what has happened to the retirement home, supermarket and college.
22	5	Ken Marment	N	N	Oppose	Community facilities	Decline the plan change.	The development should be required to provide things that are currently lacking such as commercial centre, parks, schools, medical centre, shops and services. Not put more strain on existing.
35	1	Mark Macdonald	N	N	Oppose	Community facilities	None stated.	Questions where the community facilities have gone, and considered that the application is no longer what was supported by the community.

55	6	Gary Cameron	N	Y	Oppose	Community facilities	Decline the plan change.	Concerned that the proposal no longer includes pool or recreation facilities. Also concerned about size of retirement village - 135 beds is too small and will be too expensive for locals.
55	7	Gary Cameron	N	Y	Oppose	Community facilities	Decline the plan change.	Concerned that the proposal no longer includes pool or recreation facilities. Also concerned about size of retirement village - 135 beds is too small and will be too expensive for locals.
56	6	Elizabeth Cameron	N	Y	Oppose	Community facilities	Decline the plan change.	Concerned that the proposal no longer includes pool or recreation facilities. Also concerned about size of retirement village - 135 beds is too small and will be too expensive for locals.
56	7	Elizabeth Cameron	N	Y	Oppose	Community facilities	Decline the plan change.	Concerned that the proposal no longer includes pool or recreation facilities. Also concerned about size of retirement village - 135 beds is too small and will be too expensive for locals.
71	8	Rachael Williams	Y	Y	Oppose	Community facilities	Decline the plan change and require it to be re-submitted with additional information.	Supports retirement facility but seeks more detail regarding the number of units, when it will be available and if it will be a franchise.

80	6	Brenda Coleman	N	N	Oppose	Community facilities	Decline the plan change.	Mangawhai needs a new school.
95	3	Ella Grant	N	N	Oppose	Community facilities	Decline the plan change and require it to be re-submitted with additional information.	Supports retirement facility but seeks more detail regarding the number of units, when it will be available and if it will be a franchise.

113	2	Jo Lewin	N	N	Oppose	Community facilities	None stated.	Need to understand population increase to provide for key facilities for the community such as schools libraries and medical.
120	2	Sherryll Burke	N	N	Oppose	Community facilities	Seek amendment.	By enabling flexibility in the sub zone provisions so as to respond to changes I the community needs for recreation and leisure trends.
126	6	Joby Beretta	N	Y	Seek Amendment	Community facilities	Request further information.	Wants to know what is being proposed in terms of school, open spaces, supermarket, retirement village and walking tracks. Concerned that the requirements to be in line with maps 4 - 11 has been removed.
130	6	Mike Ferguson	Y	N	Oppose	Community facilities	Decline plan change and retain the current provisions.	Concerned about the cancelling of community facilities, particularly schools, shows lack of future proofing. Proposal no longer provides any community good.

								16.3.5 Deletion of Community Objective Existing clause: To create a community focal point in the Estuary Estates Structure Plan area. I OPPOSE deletion of the Community Objective. I SUPPORT amending the Community Objective so that it is less prescriptive but still expresses a community purpose. The principle of encouraging a community focal point, to be part of a range of community areas throughout wider Mangawhai (e.g. Village, Mangawhai Park, the Heads), should be stated and included in the Plan Change to recognise this contribution to a sense of community and cohesion.
134	6	Belinda Vernon	Y	N	Oppose	Community facilities	Seek amendment.	
138	3	John Dickie	Y	N	Oppose	Community facilities	Decline the plan change.	No justification for the removal of education facilities from chapter 16.
140	4	Stephanie Gibson	N	N	Oppose	Community facilities	Decline the plan change.	Pressure on community facilities (doctors schools, facilities) will be too much. Concerned that the applicant is no longer proposing any. Requests comprehensive plan as to how the community facilities will cope.

142	7	Abby Meagher	N	N	Oppose	Community facilities	Decline the plan change.	Concerned about lack of school capacity.
147	5	David Goold	N	N	Oppose	Community facilities	Seek amendment.	Concerned that Mangawhai doesn't have the facilities to accommodate the increase in population, particularly concerned about medical services.
155	4	Christine Basham	Y	Y	Oppose	Community facilities	Decline the plan change.	Community loses out with the removal of community facilities. Existing facilities won't be able to cope.
162		Melanie Jane Gallo	Y	Y	Oppose	Community facilities	Decline the plan change and require it to be re-submitted with additional information.	Concerned about impact on schools due to inadequate provision. Should be a pool and entertainment facilities. The proposal fails to provide consensus position in line with local community needs.
164	10	Alan Preston	Y	Y	Oppose	Community facilities	Decline the plan change and require it to be re-submitted with additional information.	Needs to be provision for education facilities given the significant increase in population the proposal will result in.
177	2	Graham Bayes	Y	y	Oppose	Community facilities	Request further information.	Questions what community facilities will be provided, especially in regards to schools. What conversations have been had with central government.
179		David & Janet Norris	N	Y	Oppose	Community facilities	Further information and consultation.	Development will exacerbate existing issues, particularly in terms of capacity of schools.

184	4	Rob & Mary Farmer	Y	Y	Oppose	Community facilities	Decline the plan change.	Increased density will have significant effect on facilities and result in higher and faster transmission of diseases. Health facilities are all ready under pressure.
193	5	Kathy Gordon	n	N	Oppose	Community facilities	Decline the plan change.	Concerned about school capacity.
198	3	Lisa Marshall	Y	y	Oppose	Community facilities	Decline the plan change and request further information.	Concerned about lack of provision for education needs given the increase in population.

28	1	Geoffrey William Campbell	N	N	Oppose	Construction effects	Assurance from Kaipara Council that his property wont be adversely affected and that monitoring will be undertaken during construction to ensure compliance.	Concerned about dust, vermin and pests, land slumping/movement, pooling of water due to construction works .
4	3	David James Cunningham	Y	Y	Oppose	Consultation	Decline the plan change.	The plan change is not supported by consultation from the community. The applicant has made no effort to include the community and it is a concern that council are considering these changes without community consultation.
6	6	Samantha Wood	N	N	Oppose	Consultation	Decline the plan change.	Concerned about failure in transparency on this subject with the general public.

8	2	Gill Wharfe	N	N	Oppose	Consultation	None stated.	The applicant have not acted openly by consulting the public under one plan, and then changing this to increase density of housing.
13	8	Desna Pilcher	N	N	Oppose	Consultation	Decline the plan change.	No public consultation, the proposal is not aligned with the vision for Mangawhai and not what was proposed to the public initially. The developers should stick to what they planned originally.
20	2	Andrew Rae	N	N	Oppose	Consultation	None stated.	Developers promised consultation with the ratepayers for any altered plans, 'behind the scenes' deals have been made without consultation.
26	4	Simon Hardley	N	N	Oppose	Consultation	Changes should not be allowed until consultation is made and community support achieved.	Consultation has been inadequate and appears to be rushed through by Council.
30	6	Sandie Souter	N	N	Oppose	Consultation	Further consultation.	Would like further and more transparent consultation for rate payers.
38	3	Adam Minoprio	N	N	Oppose	Consultation	Decline the plan change.	Does not feel consultation was adequate, that the community lack of turn out to any consultation was due to it not being properly advertised.
53	2	Ray Crocker	N	N	Oppose	Consultation	Decline the plan change.	Concerned that rate payers have not been told the truth or given appropriate notification.

62	1	Paul David Rae	N	Y	Oppose	Consultation	None stated.	Concerned about the lack of consultation on the changes with the community.
68	6	Peter Nicholas	Y	Y	Seek Amendment	Consultation	None stated.	Questions why the notice was given during lockdown, considers this didn't give enough time for interested parties to respond.
78	7	Ian Fish	Y	Y	seeks amendment	Consultation	Council rejects application and requires further supporting evidence.	Requests further consultation with ratepayers before entering into any agreements re: wastewater.
80	9	Brenda Coleman	N	N	Oppose	Consultation	Decline the plan change.	Concerned about transparency and consultation.
85	2	Sue Clayton	Y	Y	Oppose	Consultation	Publicise what has been granted and additional public consultation.	Not enough notice, some residents received notification others didn't - effects everyone. Need more transparency and more community meetings involving council.
93	2	Maylene Lai	Y	Y	Oppose	Consultation	None stated.	Questions how the community consultation and feedback has been taken into account.
130	10	Mike Ferguson	Y	N	Oppose	Consultation	Decline plan change and retain the current provisions.	Requests further consultation that includes weekends and evenings to allow full contribution.
131	1	Moirra Jackson	Y	Y	seek amendment	Consultation	That KDC do not enter into an agreement with the developer.	Submission timeframe should have been extended in light of COVID. Concerned that the communities concerns have not adequately been considered. Council must act with

								integrity and transparency. Further consultation required.
138	11	John Dickie	Y	N	Oppose	Consultation	Decline the plan change.	Concerned that the community wont be consulted in the future on issues such as road layout, walkways, connection and landscape effects of detailed plans.
140	7	Stephanie Gibson	N	N	Oppose	Consultation	Decline the plan change.	Requests transparency from Council.

144	4	Joel Cayford	Y		Oppose	Consultation	None stated.	KDC has not given effects to the relevant objectives of the NPS UDC in the way it has approached community consultation because it has separated the consultation facts and figures about infrastructure capacity, costs and who and how those matters will be provided for.
145	4	Julie Blanchard	N	N	Oppose	Consultation	Require further information and confirmation of servicing.	Requests more public consultation.
147	6	David Goold	N	N	Oppose	Consultation	Seek amendment.	Requests transparency. Considers the process to have been 'blurry' and that not all information required has been provided.
186	5	Sally & Richard Wood	N	Y	Oppose	Consultation	None stated.	Requests an open and transparent conversation with Council with no redactions or closed meetings.
138	10	John Dickie	Y	N	Oppose	Contamination	Decline the plan change.	Two sites are identified as contaminated, only one is shown on

								the maps, not clearly identified what will happen with soil.
139	1	Renata Blair	Y	N	Oppose	Cultural	Decline the plan change.	The proposal will adversely affect Te Ao Maori and will affect Atua Maori in particular. The mana of the land will be diminished and spoil the sacredness of Mangawhai.
5	6	Alex Flavell-Johnson	N	N	Oppose	Ecology	Decline the plan change.	Concerned about impacts of residential pests such as cats and dogs on sensitive wildlife around the estuary and wider landscape.
8	3	Gill Wharfe	N	N	Oppose	Ecology	No runoff is discharged into the estuary.	These changes will impact the natural environment of the estuary.
31	2	Ross Hill	N	N	Oppose	Ecology	Change zoning of area 3D from 1000m2 to a rural zoning as per earlier proposal and protect wetland area.	Concerned about impact on wetland area which are habitat to endangered bird species such as the Bitten.
32	3	Emma Mallock	N	N	Oppose	Ecology	None stated.	Delicate ecosystems of Mangawhai need to be protected.
34	1	Suzanne Cameron	Y	Y	Seek Amendment	Ecology	Amend to increase protection and require monitoring of the estuary.	Requests protection of the Tara estuary by ensuring the existing protections remain and increasing the protections under section 16.3, requests ongoing monitoring to ensure estuary is safe for recreation activities, wildlife and harvesting of kai.

39	2	Sarah Biggs	N	N	Oppose	Ecology	Decline the plan change.	Increase in scale of development will have adverse effects on the beach and estuary.
41	3	Clive Currie	Y	N	Oppose	Ecology	Decline the plan change.	Impact on the environment will be significant.
58	6	Katie Richards	N	N	Oppose	Ecology	None stated.	Wetland protection area should be 31ha and shows stormwater ponds in subzone 8 area which should be protected. Stormwater and silt should not run into protected wetland.
60	4	Jan Colhoun	Y	Y	Not stated	Ecology	None stated.	Concerned about effects on the estuary.
67	1	Allanna Pendleton	Y	Y	Oppose	Ecology	Decline the plan change unless applicant pays for own water supply and wastewater disposal.	Concerned about pollution of the estuary.
81	3	David Beattie	N	N	Oppose	Ecology	None stated.	Natural resource including wetland will be impacted.
88	4	Cameron Shaw	Y	Y	Oppose	Ecology	None stated.	Ecological survey needs updating and unique flora and fauna preserved (bittern, fern birds, cabbage tree forest, tidal interface and wetland areas). Need pest control.
91	5	Jonathan Drucker	Y	Y	Seek Amendment	Ecology	Amend the application.	Concerned about impact on endangered species.
93	3	Maylene Lai	Y	Y	Oppose	Ecology	None stated.	Questions how thoroughly the environut impacts on the estuarine

								environment and wetlands have been considered.
96	1	S & G Hockenhull	N	y	seek amendment	Ecology	Increase wetland requirements.	Wetland needs huge consideration. I back onto the central, I have beautiful covenant wetlands where I have eel and bitten and no native.
101	1	Madara Vilde	Y	y	Oppose	Ecology	Decline application in current form.	Concerned about ecological matters and highlights inaccuracies within Ecology Assessment prepared by Freshwater Solutions. Considers it to be based on outdated information. Submission identifies that the wetland area contains species of regional and national significance, and critically endangered species , and requests further survey and mitigation measures to prevent impacts from increased anthropic pressures. Considers that there are areas of habitat for a number endangered/at risk species and should be considered significant. Consideration hasn't been given to NPS Freshwater. Ecological assessment fails to consider impacts from stormwater run off, requests and ecology addendum assessing actual effects from cumulative impacts.

130	7	Mike Ferguson	Y	N	Oppose	Ecology	Decline plan change and retain the current provisions.	Removal/lack of buffer areas contradicts the communities push on predator control.
134	5	Belinda Vernon	Y	N	Oppose	Ecology	Seek amendment.	16.3.1 Natural Environment Objective: Amendment and replacement of Green Network Objective: 16.3.1, 16.3.1.1.1: SUPPORT the general thrust of the amended objective but PROPOSE that it be stronger to reflect the values expressed in the subsequently deleted clause 16.3.7 as subsection 16.3.1.1.1 does not adequately capture the guidance expressed in 16.3.7. Specifically, neither 16.3.1 nor 16.3.1.1.1 refer to 'activities' nor to the wider 'Mangawhai Harbour' which will be directly impacted by discharges from Mangawhai Central. While discharges may come under the authority of Northland Regional Council a policy statement in the Plan Change is an important statement of intent.
134	7	Belinda Vernon	Y	N	Oppose	Ecology	Seek amendment.	16.3.7 Natural Environment Objective - Deletion I SUPPORT the removal of the Natural Environment Objective ONLY if its inclusion at 16.3 Objectives and Policies has

								equal weight and influence to being includes. Refer 16.3.1
134	8	Belinda Vernon	Y	N	Oppose	Ecology	Seek amendment.	16.3.7 Natural Environment Objective - Deletion I SUPPORT the removal of the Natural Environment Objective ONLY if its inclusion at 16.3 Objectives and Policies has equal weight and influence to being includes. Refer 16.3.1
135	2	Lawrence Lowe	N	N	Oppose	Ecology	Decline the plan change.	Considers there will be significant negative impact on critical ecological and environmental issues.g p
138	8	John Dickie	Y	N	Oppose	Ecology	Decline the plan change.	followed with no reason or analysis as to why.
140	6	Stephanie Gibson	N	N	Oppose	Ecology	Decline the plan change.	Concerned about impact on estuary from run off with development being so close. Requests comprehensive plan as to how impacts on the environment will be reduced.
141	3	Karl Kadlec	N	N	Oppose	Ecology	Decline the plan change.	Wetlands need to be protected.
142	5	Abby Meagher	N	N	Oppose	Ecology	Decline the plan change.	Concerned about discharge into harbour, impact on wildlife including shore birds.
147	4	David Goold	N	N	Oppose	Ecology	Seek amendment.	Concerned about the impact the development will have on the environment.

157	1	NZ Fairytern trust	Y	Y	Oppose	Ecology	Decline the plan change.	Intensive development so close to the estuary risks long term adverse effects on ecology of the estuary and downstream consequences for the feeding areas of the NZ fairy Turn - NZ's rarest endemic breeding bird. Mangawhai is its most significant breeding area.
159	5	Anne Hollier	Y	Y	Oppose	Ecology	Decline the plan change.	existing natives and wetlands should be protected.
161		Linda Ritchie	N	Y	Oppose	Ecology	Decline the plan change and require it to be re-submitted with additional information.	Concerned about proximity of development to estuary and environmental effects.
176	3	Peter Rothwell	y	y	Oppose	Ecology	Not stated	30m setback from spring tide has not been applied and will leave to ecological effects which have not been adequately considered.

183		Trewby & Rosemary Bull	N	Y	seek amendment	Ecology	Due consideration to these matters.	Of particular concern is the proposal to abandon the wetlands for soakage between the developed areas and the estuary so water can flow straight through to the harbour.
6	4	Samantha Wood	N	N	Oppose	Electricity Supply	Decline the plan change.	Questioning where the developer intends to get power for the proposed development if not from Maungaturoto.
148	4	Grant O'Malley	N	N	Oppose	Estuary	seek amendment to residential intensity.	Concerned about effects on the estuary.

13	9	Desna Pilcher	N	N	Oppose	Industrial Commercial Land	/	Decline the plan change.	Concerned about the pressure on existing shops and that the light industrial land has disappeared in favour of tiny house sites.
35	6	Mark Macdonald	N	N	Oppose	Industrial Commercial Land	/	None stated.	Identifies lack of industrial land and questions if this will be supplied by KDC elsewhere.
44	2	Nigel Slight	N	N	Seek Amendment	Industrial Commercial Land	/	Maintain full commercial area for future growth.	Concerned with the reduction in commercial land.
55	4	Gary Cameron	N	Y	Oppose	Industrial Commercial Land	/	Decline the plan change.	Opposes the reductions of shopping and business areas.
56	4	Elizabeth Cameron	N	Y	Oppose	Industrial Commercial Land	/	Decline the plan change.	Opposes the reductions of shopping and business areas.
71	6	Rachael Williams	Y	Y	Oppose	Industrial Commercial Land	/	Decline the plan change and require it to be re-submitted with additional information.	Requires more information pertaining to business and service zones and how education facilities are provided for. Provision needs to be made for schools as current ones are at capacity.
81	2	David Beattie	N	N	Oppose	Industrial Commercial Land	/	None stated.	Commercial development is over ambitious.
95	4	Ella Grant	N	N	Oppose	Industrial Commercial Land	/	Decline the plan change and require it to be re-submitted with additional information.	Requires more information pertaining to business and service zones and how education facilities are provided for. Provision needs to be made for

								schools as current ones are at capacity.
177	5	Graham Bayes	Y	y	Oppose	Industrial Commercial Land	/ Request further information.	Wants to understand the proposed layout given the reduction in Business/Service 7 Land.
184	5	Rob & Mary Farmer	Y	Y	Oppose	Industrial Commercial Land	/ Decline the plan change.	Already s shortage - reduction for residential land will limit future employment opportunities locally. Commercial land should not be reduced.
184	10	Rob & Mary Farmer	Y	Y	Oppose	Industrial Commercial Land	/ Decline the plan change.	Increase in size of Subzone 7 I oppose the proposed plan change it extends the light industry zone that abuts existing residential by 710%. This is unnecessary. Was originally childcare - this should be retained.
7	2	Jo Lee	N	N	Oppose	Infrastructure (General)	Strict measures around the release of land and the density of development.	Infrastructure cannot handle such intensive development. More work needed on infrastructure particularly water provision, roading, green spaces, septic.
17	1	Graham Gough	N	N	Oppose	Infrastructure (General)	Any necessary upgrades to roading, wastewater and other infrastructure should be paid for by the developer and not Kaipara Residents. If approved seeks written assurance from Council and applicants that any	The reduction of property size and increase in population will add additional strain onto 'inadequate' infrastructure. Ratepayers should not

							upgrades to cater for increased demand will be at developers cost.	have to pay for any necessary upgrades.
19	7	Corinne Callinan	Y	Y	Oppose	Infrastructure (General)	None stated.	Mangawhai infrastructure is not robust enough to cope with the level of housing proposed.
21	6	Raewyn Dodd	N	N	Oppose	Infrastructure (General)	Decline the plan change.	Questions how infrastructure including shopping centres and car parks will cope with and extra 1000+ houses, particularly in summer.
22	3	Ken Marment	N	N	Oppose	Infrastructure (General)	Decline the plan change.	Mangawhai lacks infrastructure - Roads, water supply, schools, shops, parking. This will not be improved with yet another large development.
22	4	Ken Marment	N	N	Oppose	Infrastructure (General)	Decline the plan change.	Mangawhai lacks infrastructure - Roads, water supply, schools, shops, parking. This will not be improved with yet another large development.
27	1	Janet Jacob	Y	Y	Oppose	Infrastructure (General)	Decline the plan change.	Concerned with inadequate planning and assessment of infrastructure needs including drainage, wastewater, roading and car parking,. Needs careful planning, retention of green spaces, road linkages, walk and cycle ways, and a green spatial look.

31	3	Ross Hill	N	N	Oppose	Infrastructure (General)	Change zoning of area 3D from 1000m2 to a rural zoning as per earlier proposal.	Current zoning will relate in too big of a population and result in pressures on roading, water supply and sewage.
35	4	Mark Macdonald	N	N	Oppose	Infrastructure (General)	None stated.	Concerned about the impact on infrastructure including car parking, wastewater and water supply and the impact that will have on ratepayers.
41	2	Clive Currie	Y	N	Oppose	Infrastructure (General)	Decline the plan change.	The impact of the proposal will adversely affect infrastructure.
43	2	David & Marion Pilmer	N	N	Oppose	Infrastructure (General)	Decline the plan change.	The density of housing is not appropriate for the existing infrastructure.
45	5	Vivienne Martens	N	N	Seek Amendment	Infrastructure (General)	Decline the plan change.	Concerned about the limitation of existing infrastructure.
46	7	John Stephens	Y	Y	Seek Amendment	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
47	4	Anne Robbins	Y	Y	Seek Amendment	Infrastructure (General)	Decline the plan change and require the applicant to reduce the number of residential allotments.	Potential for detrimental effect on existing infrastructure (including wastewater and emergency water supply).
53	2	Ray Crocker	N	N	Oppose	Infrastructure (General)	Decline the plan change.	The proposal will put too much pressure on the existing infrastructure
54	7	Robin Hale	y	Y	Oppose	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.

61	1	Jane Geldenhuys	N	N	Not stated	Infrastructure (General)	That the applicant be responsible for providing infrastructure.	Concerned about the increased pressure on infrastructure that is already strained (particularly in summer) and potential costs for ratepayers.
63	7	Grant McCarthy	Y	Y	Seek Amendment	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
64	6	Aaron McConchie	Y	Y	Seek Amendment	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
65	3	David Grant	Y	Y	Seek Amendment	Infrastructure (General)	Review and change with the community in mind.	Concerned about the impact on infrastructure including schools water supply and stormwater.
66	4	Gail Williams	N	N	Oppose	Infrastructure (General)	None stated.	Concerned about the impact on existing services that are already inadequate including parking, shops and roads.
73	7	Ross Hinton	Y	Y	Seek Amendment	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
74	7	Joy Murray	Y	Y	Seek Amendment	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
76	7	Phillip Murray	Y	Y	Seek Amendment	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.

79	7	Denise Stuart	Y	Y	Oppose	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
82	7	Neil Wilson	N	Y	Oppose	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
84	7	Graham & Gloria Drury	Y	Y	Oppose	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
88	6	Cameron Shaw	Y	Y	Oppose	Infrastructure (General)	None stated.	Questions what is proposed for lighting.
89	4	Gainor & Graham Kerrigan	N	Y	Oppose	Infrastructure (General)	None stated.	Residential density puts too much pressure on infrastructure.
91	4	Jonathan Drucker	Y	Y	Seek Amendment	Infrastructure (General)	Amend the application.	Concerned about lack of infrastructure upgrades and ability to for infrastructure to cope.
93	4	Maylene Lai	Y	Y	Oppose	Infrastructure (General)	None stated.	Questions where the detailed solutions are for infrastructure and the resulting pressures on the community by this development.

112	7	Andrew Paul	N	N	Oppose	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
116	3	John White	Y	Y	Oppose	Infrastructure (General)	Decline the plan change.	The development will destroy the existing infrastructure of the Village and the Heads and will have an enormous adverse environmental

								effects. wastewater, water supply and water runoff are issues that have not been addressed.
120	4	Sherryll Burke	N	N	Oppose	Infrastructure (General)	Seek amendment.	Number of residential allotments not stated. Chapter 16 states no more than 500 but this is being removed. Needs to be a cap.
125	7	Nick Carre	N	N	Seek Amendment	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
126	2	Joby Beretta	N	Y	Seek Amendment	Infrastructure (General)	Request further information.	Concerned about impact on current facilities such as schools doctors and the beach.
127	7	Georgina Carre	N	N	seeks amendment	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
130	5	Mike Ferguson	Y	N	Oppose	Infrastructure (General)	Decline plan change and retain the current provisions.	Increased level of development overburden existing infrastructure the cost of this will not only cost existing ratepayers but not be fairly distributed through Kaipara.
133	2	Francesca von Wurzbach-Purcell	N	N	Oppose	Infrastructure (General)	None stated.	Consideration has not been given to correct infrastructure.
135	1	Lawrence Lowe	N	N	Oppose	Infrastructure (General)	Decline the plan change.	proposed development will adversely impact the current infrastructure of the Village and the Heads. Including but not limited

136	1	Catherine Arnault	N	N	Oppose	Infrastructure (General)	Decline the plan change.	proposed development will adversely impact the current infrastructure of the Village and the Heads. Water storage, wastewater, run off and public green space have not been addressed.
143	1	Peter Bankers	Y	N	Oppose	Infrastructure (General)	Decline the plan change.	Concerned about impact on infrastructure and future requirements.
144	1	Joel Cayford	Y	Y	Oppose	Infrastructure (General)	None stated.	Concerned about the impact on infrastructure considers there to be no evidence that the application is taking a co-ordinated approach to infrastructure planning and suggests that the technical reports, particularly traffic is deficient.
145	3	Julie Blanchard	N	N	Oppose	Infrastructure (General)	Require further information and confirmation of servicing.	Concerned that the infrastructure wont be able to cope with a development of this size - will the developer be required to pay for any upgrade needed.
152	7	Carla Hood	Y	Y	Oppose	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
153	7	Philippa Muller	N	Y	Oppose	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.q p
154	4	Philip James McDermott	Y	Y	Oppose	Infrastructure (General)	Seek amendment.	of alternative levels of residential provision and the inclusion of a

								policy indicating how costs will be met. Requests a credible
156	9	Clive Boonham	Y	Y	Oppose	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
160	9	Judith Anne Boonham	Y	Y	Oppose	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
164	7	Alan Preston	Y	Y	Oppose	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
165	4	Alex and Linley Galbraith	n	Y	Oppose	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
167	7	Tony Baker	y	Y	Oppose	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
169	7	Jedda Kelly	y	Y	Oppose	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.
170	3	John Dawson	Y	Y	Oppose	Infrastructure (General)	Not stated	Concerned about impact of increased residential development on infrastructure and the environment.
171	7	Euan Upston	y	Y	Oppose	Infrastructure (General)	Decline the plan change and require it to be re-submitted with additional information.	Oppose the removal Solar energy network as was originally proposed.

175	3	John Southward	Y	Y	Oppose	Infrastructure (General)	Not stated	Oppose the removal Solar energy network as was originally proposed.
176	4	Peter Rothwell	y	y	Oppose	Infrastructure (General)	Not stated	Light pollution has not been adequately addressed.
177	6	Graham Bayes	Y	y	Oppose	Infrastructure (General)	Request further information.	Wants to understand location of services and what will be done to accommodate the development for the following: power, water, potable, washdown/fire fighting including storage tanks, sewerage disposal including any holding tanks, stormwater disposal including settling tanks, comms, data, any gas requirements.
198	4	Lisa Marshall	Y	y	Oppose	Infrastructure (General)	Decline the plan change and request further information.	Concerned that there is no provision for solar power.
203	1	Katherine Ballantyne	N	N	Oppose	Infrastructure (General)	Decline the plan change.	Main concerns are to do with water and waste water.
204	1	Katherine Ballantyne	N	N	Oppose	Infrastructure (General)	Decline the plan change.	Oppose the application on the grounds that the aquifer will not support the development without risking our emergency water and that the waste water system does not have the capacity for that many new connections.
205	1	Lisa Steiner	N	N	Oppose	Infrastructure (General)	Decline the plan change.	Concerned that sewerage and water supply infrastructure cannot cope. Also concerned about odour from chemicals for effluent dam.

206	2	Julie Monaghan	N	N	Oppose	Infrastructure (General)	Decline the plan change and revisit the original vision.	Get the town infrastructure right first before thinking about expanding residential unnecessarily. The proposal takes more water and puts pressure on sewerage system that has caused the town so much anguish over capacity previously.
158	1	Alistair Kim Hamilton	N/A	N/A	N/A	N/A	N/A	Submission withdrawn on 17 November 2020.
181	1	Alistair Hamilton	N/A	N/A	N/A	N/A	N/A	Submission withdrawn on 17 November 2020.
14	3	Ryan Vujcich	N	N	Oppose	Natural Hazards	Decline the plan change.	Application should be declined due to the Tsunami zone and the proximity to the Mangawhai Estuary.
19	4	Corinne Callinan	Y	Y	Oppose	Natural Hazards	None stated.	Concerned that infill will result in increased flooding, questions how will this be managed.
24	6	Roger & Megan Kendall	Y	Y	Oppose	Natural Hazards	None stated.	Concerned with increased flooding into the harbour.
46	4	John Stephens	Y	Y	Seek Amendment	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
54	4	Robin Hale	y	Y	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for

								flooding not adequate - further research need to understand what is acceptable for the site.
63	4	Grant McCarthy	Y	Y	Seek Amendment	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
73	4	Ross Hinton	Y	Y	Seek Amendment	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
74	4	Joy Murray	Y	Y	Seek Amendment	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
76	4	Phillip Murray	Y	Y	Seek Amendment	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.

78	1	Ian Fish	Y	Y	seeks amendment	Natural Hazards	Council rejects application and requires further supporting evidence.	Concerned about flooding - shouldn't be building massive infrastructure in flood prone areas. Climate change needs to be considered.
79	4	Denise Stuart	Y	Y	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
82	4	Neil Wilson	N	Y	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
83	4	Graeme White	N	Y	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	provisions relating to flooding not adequate.
84	4	Graham & Gloria Drury	Y	Y	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
100	3	Johanna Kloostenboer	Y	Y	Oppose	Natural Hazards	None stated.	Area floods in winter, careful drainage needed.

112	4	Andrew Paul	N	N	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
125	4	Nick Carre	N	N	Seek Amendment	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
127	4	Georgina Carre	N	N	seeks amendment	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
142	4	Abby Meagher	N	N	Oppose	Natural Hazards	Decline the plan change.	Concerned about flooding. Area is low lying 3m leaves little scope for combined events (high tide/high rainfall) - further research required.
152	4	Carla Hood	Y	Y	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.

153	4	Philippa Muller	N	Y	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
156	5	Clive Boonham	Y	Y	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about adequate water supply and pressure for fire fighting purposes, particularly during drought. Concerned about flooding given proximity to the estuary and climate change - needs and independent review paid for by the applicant.
160	5	Judith Anne Boonham	Y	Y	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about adequate water supply and pressure for fire fighting purposes, particularly during drought. Concerned about flooding given proximity to the estuary and climate change - needs and independent review paid for by the applicant.
164	4	Alan Preston	Y	Y	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.

165	5	Alex and Linley Galbraith	n	Y	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
167	4	Tony Baker	y	Y	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
169	4	Jedda Kelly	y	Y	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
171	4	Euan Upston	y	Y	Oppose	Natural Hazards	Decline the plan change and require it to be re-submitted with additional information.	Concerned about flooding due to location on edge of estuary and climate change threats. Provision for flooding not adequate - further research need to understand what is acceptable for the site.
174	4	Neil Torrie	N	Y	Oppose	Natural Hazards	Provisions to be reviewed and greater margins provided for extreme events.	Concerned with the provisions relating to flooding, 3m ASL leaves little scope for combined events. Further research required to quantify margin.

194	4	Raewyn Torrie	N	Y	Oppose	Natural Hazards	Decline the plan change.	Concerned about flooding. Area is low lying 3m leaves little scope for combined events (high tide/high rainfall) - further research required.
4	4	David James Cunningham	Y	Y	Oppose	Open / Green Space	Decline the plan change.	There is a significant reduction in some green spaces and the total removal of others. This will become an issue with increased infill housing.
5	4	Alex Flavell-Johnson	N	N	Oppose	Open / Green Space	Decline the plan change.	Opposed to any loss of green space, especially the queens chain. Public reserves are important.
6	7	Samantha Wood	N	N	Oppose	Open / Green Space	Decline the plan change.	Concerned regarding the failure to allocate riparian rights / queens chain for public access and buffer zone and lack of divide between development and estuary.
12	4	Rob Cameron	N	N	Oppose	Open / Green Space	None stated.	None stated.
13	3	Desna Pilcher	N	N	Oppose	Open / Green Space	Decline the plan change.	Concerned with lack of public access to estuary and that the walking track has gone.
18	2	Sascha Tschirky	N	Y	Oppose	Open / Green Space	Decline the plan change.	Concerned about reduction and removal or proposed green space and walkways, and that no 'Queens Chain' has been put aside.
19	2	Corinne Callinan	Y	Y	Oppose	Open / Green Space	None stated.	Concerned that green spaces have been removed and no 'Queens Chain' proposed.

21	2	Raewyn Dodd	N	N	Oppose	Open / Green Space	Decline the plan change.	Concerned with the limited green/open spaces and lack of Queens Chain. Questions how Reserves, beaches and parks will cope with increased numbers, particularly in summer.
23	4	Natalie Bray-Gunn	N	N	Oppose	Open / Green Space	None stated.	Concerned about the loss of the gum diggers track which was gifted to the community, and the lack of Queens Chain.
24	2	Roger & Megan Kendall	Y	Y	Oppose	Open / Green Space	None stated.	Opposes the reduction of proposed green space, and lack of riparian reserve/queens chain.
27	2	Janet Jacob	Y	Y	Oppose	Open / Green Space	Decline the plan change.	Inadequate green space.
28	5	Geoffrey William Campbell	N	N	Oppose	Open / Green Space	Assurance from Kaipara Council that any Council Owned Land between his property and the subdivision does not have its legal status changed to his disadvantage.	Land acts as buffer between the subdivision and his property.
30	4	Sandie Souter	N	N	Oppose	Open / Green Space	Increased public space.	Opposes decreased open space.
35	2	Mark Macdonald	N	N	Oppose	Open / Green Space	None stated.	Concerned about the lack of green space so as to provide for quality of life, particularly where such small lot sizes are proposed.

36	2	Grant Renall	N	N	Seek Amendment	Open / Green Space	None stated.	Opposes the loss of green space including public access along the estuary front for more houses.
38	2	Adam Minoprio	N	N	Oppose	Open / Green Space	Decline the plan change.	Opposes the loss of green space.
45	4	Vivienne Martens	N	N	Seek Amendment	Open / Green Space	Decline the plan change.	Questions if there will be walking tracks around the estuary as there was one until gum diggers track was closed.
46	6	John Stephens	Y	Y	Seek Amendment	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
47	1	Anne Robbins	Y	Y	Seek Amendment	Open / Green Space	Decline the plan change and require the applicant to reduce the number of residential allotments.	Opposes the reduction in public spaces.
54	6	Robin Hale	y	Y	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
55	5	Gary Cameron	N	Y	Oppose	Open / Green Space	Decline the plan change.	Opposes the reduction of open and green space.
56	5	Elizabeth Cameron	N	Y	Oppose	Open / Green Space	Decline the plan change.	Opposes the reduction of open and green space.
58	5	Katie Richards	N	N	Oppose	Open / Green Space	None stated.	Concerned with lack of provision for parks to enhance the area.

59	3	Gary Colhoun	Y	Y	Oppose	Open / Green Space	None stated.	Lack of recreation space not acceptable, contributions to reserves fund will get absorbed into general KDC Funding.
63	6	Grant McCarthy	Y	Y	Seek Amendment	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
64	5	Aaron McConchie	Y	Y	Seek Amendment	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Oppose plan change as inadequate recreation space, no large open spaces for increase in residents.
68	4	Peter Nicholas	Y	Y	Seek Amendment	Open / Green Space	None stated.	Seeks clarity on reserve contribution.
71	5	Rachael Williams	Y	Y	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Opposes the change to greenspace - inadequate provision for recreation. More needs to be allocated.
72	5	Alison Baird	N	N	Oppose	Open / Green Space	Council to address all issues so development is self sustained, protect the harbour and if the development proceeds - for it to be sympathetic to the existing environment.	Would like to see Gum diggers track re-opened, believes it was gifted to the community and is part of queens chain.
73	6	Ross Hinton	Y	Y	Seek Amendment	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.

74	6	Joy Murray	Y	Y	Seek Amendment	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
76	6	Phillip Murray	Y	Y	Seek Amendment	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
78	5	Ian Fish	Y	Y	seeks amendment	Open / Green Space	Council rejects application and requires further supporting evidence.	Does not agree with reserves contribution, plenty of area to provide for open space as part of the development and should be provided.
79	6	Denise Stuart	Y	Y	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
80	7	Brenda Coleman	N	N	Oppose	Open / Green Space	Decline the plan change.	Lack of open space is disappointing, existing spaces can't cope - need more publicly accessible green space.
82	6	Neil Wilson	N	Y	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
84	6	Graham & Gloria Drury	Y	Y	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.

85	3	Sue Clayton	Y	Y	Oppose	Open / Green Space	Publicise what has been granted and additional public consultation.	Must be adequate parks and facilities other than cycle and walkways to support the community.
86	5	Paul Hendrickx	Y	Y	seeks amendment	Open / Green Space	None stated.	Wants council to require land parcels for open space not financial contribution so that it can be properly planned e.g. sports field on the flat.
88	7	Cameron Shaw	Y	Y	Oppose	Open / Green Space	None stated.	Questions where walkways will go and timeframes.
94	6	Douglas V Moores	N	N	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Opposes the lack of provision for open space, particularly along the inner harbour and the older gum diggers track; has amenity value as well.
95	5	Ella Grant	N	N	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Opposes the change to greenspace - inadequate provision for recreation. More needs to be allocated.
98	5	Martina Tschirky	Y	Y	Oppose	Open / Green Space	None stated.	concerned with loss of recreation and green space.
102	3	Bruce Rogan	Y	Y	Oppose	Open / Green Space	Decline the application. Council should be held account for granting resource consents illegally before the necessary district plan changes were approved.	Loss of green spaces total absence of forward planning.

104	2	Gillian Cottrell	N	N	Oppose	Open / Green Space	Decline the plan change.	Not enough green spaces/recreational areas. This is not what the community initially supported.
106	3	Grainne Taylor	N	N	Oppose	Open / Green Space	None stated.	Loss of riparian areas is not supported.
107	1	Jeannette Reid	Y	y	Oppose	Open / Green Space	Requests further information , certainty and clarity including independent engineering report on capacity and life span of wastewater plant.	Opposes reduction In green space particularly along Estuary Reserve between Molesworth Dr and southern end of the existing nature vegetation area (subzone 8). Need more space and connectivity around subdivision and existing bush area. Wants confirmation that the Gum diggers track will continue beyond the southern end of nature vegetation area and that it will be maintained.
108	3	Tim Taylor	N	N	Oppose	Open / Green Space	None stated.	Loss of riparian areas is not supported.
110	3	Benjamin Finney	N	N	Oppose	Open / Green Space	None stated.	Loss of riparian areas is not supported.
112	6	Andrew Paul	N	N	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
116	3	John White	Y	Y	Oppose	Open / Green Space	Decline the plan change.	The loss of green spaces, total absence of forward planning for critical resources.
117	3	Lukas Kendall	N	N	Oppose	Open / Green Space	Decline the plan change.	I highly disagree with the lack of riparian rights / queens chain and the

								amount of parks and or green and for the proposed number of housing
120	1	Sherryl Burke	N	N	Oppose	Open / Green Space	Decline the proposal and require amendments to 16.8.2.2 and 16.3.1.1 and 16.3.5.1	oppose the proposed plan change because: - it does not include any provisions for re and green spaces. Oppose removal of provision from 16.3.1.1(3) & 16.3.5.1. Require Village Green (Map 5) to be vested in Council.
121	3	Kara Stones	N	N	Oppose	Open / Green Space	None stated.	Questions what the developers obligations are to provide greenspace and 'community projects' . Greenspaces must be retained including Gum diggers track and other open space along the estuary.
124	2	Arnie & Yvette Leeder	N	N	Oppose	Open / Green Space	Decline the plan change.	Concerned about loss of green space.
125	6	Nick Carre	N	N	Seek Amendment	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
127	6	Georgina Carre	N	N	seeks amendment	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
130	2	Mike Ferguson	Y	N	Oppose	Open / Green Space	Decline plan change and retain the current provisions.	Concerned with loss of riparian access to fishing spots, and lack of boundary reserves. Concerned this will put more pressure on ecological

								areas by not providing corridors for native species, and take away historic rights.
131	3	Moirra Jackson	Y	Y	seek amendment	Open / Green Space	That KDC do not enter into an agreement with the developer.	Concerned with reduction of green space from what had been approved; the amenities have been reduced to walking and cycling tracks with no pans for other amenities such as park, playgrounds and playing fields.

134	2	Belinda Vernon	Y	N	Support	Open / Green Space	None stated.	SUPPORT provision of open space within sub zones to break up large tranches of housing that is so dense that without relief simply presents a sea of rooves. I refer to the Parklands development as an example of what needs to be avoided.
137		Susan Rowbotham	Y	Y	Oppose	Open / Green Space	Seek amendment.	Concerned with 16.1 deletion and sever edited regarding connectivity and green space, questions where will all the inhabitants find their recreational activities without getting in their vehicles. Seeks a revision of the clauses regarding open space and interconnectivity.
138	2	John Dickie	Y	N	Oppose	Open / Green Space	Decline the plan change.	Concerned about impact of loss of open space. Carrying capacity of districts features already at capacity.

140	5	Stephanie Gibson	N	N	Oppose	Open / Green Space	Decline the plan change.	Gum diggers track needs to stay open to the public.
142	6	Abby Meagher	N	N	Oppose	Open / Green Space	Decline the plan change.	Concerned about lack of access to Gum diggers track.
143	2	Peter Bankers	Y	N	Oppose	Open / Green Space	Decline the plan change.	Concerned about loss of green areas.
145	1	Julie Blanchard	N	N	Oppose	Open / Green Space	Require further information and confirmation of servicing.	Opposes the reduction of green space.
150	4	William Keith Draper	N	Y	Oppose	Open / Green Space	Decline the plan change.	Concerned with lack of open space such as parks and playing fields.
152	6	Carla Hood	Y	Y	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
153	6	Philippa Muller	N	Y	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
154	5	Philip James McDermott	Y	Y	Oppose	Open / Green Space	Seek amendment.	Requests provision of green space in keeping with the character of Mangawhai which may require more conservative density.
155	7	Christine Basham	Y	Y	Oppose	Open / Green Space	Decline the plan change.	Community loses out with reduction of green space and queens chain.
156	8	Clive Boonham	Y	Y	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.

160	8	Judith Anne Boonham	Y	Y	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
161		Linda Ritchie	N	Y	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Opposes the reduction of green space and inadequate provision of recreational activities. Green space provided is inadequate for level of development.
163	5	Sue Fountain	Y	Y	Oppose	Open / Green Space	Decline the plan change.	Concerned about reduction of open space and lack of recreational facilities.
164	6	Alan Preston	Y	Y	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
166		Mark Watson Rowbotham	Y	Y	Oppose	Open / Green Space	Revision of clauses regarding open space and connectivity.	Concerned about lack of requirement to create open space. Concerned with Deletion of 16.8.1.2, 16.14, 16.8.1.3, 16.8.1.4.
167	6	Tony Baker	y	Y	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
169	6	Jedda Kelly	y	Y	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.

170	1	John Dawson	Y	Y	Oppose	Open / Green Space	Not stated	Oppose the reduction in green space and access to the originally proposed walking track.
171	6	Euan Upston	y	Y	Oppose	Open / Green Space	Decline the plan change and require it to be re-submitted with additional information.	Inadequate provision for walking and cycling tracks. Refers to esplanade reserve but not part of the proposal nor are parks, playing fields or courts.
177	4	Graham Bayes	Y	y	Oppose	Open / Green Space	Request further information.	Need to understand anticipated numbers to properly plan for green space and recreation facilities.
178		Richard Smith	y	Y	Oppose	Open / Green Space	Decline the plan change.	Oppose the replacement of the green network overlay with the new natural environment subzone and reduced greenspace. Native bush and wetlands should be protected.
179		David & Janet Norris	N	Y	Oppose	Open / Green Space	Further information and consultation.	Concerned about impact on existing Recreation facilities, expansion of these areas has not been provided for.
183		Trewby & Rosemary Bull	N	Y	seek amendment	Open / Green Space	Due consideration to these matters.	2) Also rumour has it that the Queen's chain is to be ignored in the subdivision. Mangawhai has several examples where this has happened, detrimental effect on the long term benefit of the town.
184	8	Rob & Mary Farmer	Y	Y	Oppose	Open / Green Space	Decline the plan change.	Concerned about the reduction of green space, recreational areas and landscaping. Proposed is not sufficient for the intended population.

								Oppose the replacement of green network overlap with a new natural environment subzone. Should still be structural planting and use of large scale species to reinforce overall framework of a Parkland Community.
185	5	Faye & James Shewan	Y	Y	Oppose	Open / Green Space	Decline the plan change and request further information.	Concerned about lack of open space and esplanade reserve. Questions where the esplanade reserve noted on the development is.
186	4	Sally & Richard Wood	N	Y	Oppose	Open / Green Space	None stated.	Wants access to the track around the development.
187	1	Fiona Simon	N	N	seek amendment	Open / Green Space	Keep waterside open to the public, using both sides of the road as walkway.	Concerned about reduction of greenspace and unclear if green network will be maintained. Waterway walkway will be essential with an increased population.
189	4	Grant Mitchell	Y	Y	Oppose	Open / Green Space	Green spaces to be provided, not contribution to reserves fund.	Concerned about lack of green space.

191	1	Mangawhai Recreational Charitable Trust	y	Y	Oppose	Open / Green Space	Legal access over parts of C Lands where gum diggers track has ben formed, permanent protection of existing tracks in zone 8.	Structure plan only shows the walk/cycle way reaching the southern end of the 'nature vegetation' were it reaches the northern boundary. EESP has more than 3 possible connections to the Esplanade reserve but this has been reduced with no justification. 16.8.8.1 - no mention of the formed walk/cycle track within zone 8 - will this be preserved? 16.7.1-3 boardwalks have been crossed out with no reason, It is noted that car parks etc could be formed, but only if it is vested as recreational reserve which means MC divest themselves of doing anything in terms of recreation etc/ 16.5.1 again divest MC from making ANY contributions to any so called 'green network' when on a development of this size and nature would be expected. It is noted new lots will attract reserve contributions, but these don't ensure green space or connectivity.
192	3	Elizabeth & Toby Evans	N	n	Oppose	Open / Green Space	Decline the plan change.	Amount of greenspace to be provided needs to be made clear.
196	3	David Macpherson	y	Y	Oppose	Open / Green Space	Decline the plan change.	Concerned about the lack of open space and esplanade reserve resulting

								in semi privatisation of waterfront areas.
197	2	Barbara Pengelly	Y	Y	Oppose	Open / Green Space	None stated.	Concerned about the lack of sports facilities and open space. Waking/cycling track appears to lead to nowhere.
198	5	Lisa Marshall	Y	y	Oppose	Open / Green Space	Decline the plan change and request further information.	Inadequate provision for recreational activities, unclear where esplanade reserve is.
28	3	Geoffrey William Campbell	N	N	Oppose	Other	Requests that the zoning of his land is not changed to disadvantage or effect property value.	Concerned about any potential zoning changes.
16	5	Thomas Williams	N	N	Oppose	Parking	Consideration as to whether there is a need for this size of development.	Considers that existing parking is insufficient and that planned parking extensions should be included.
80	4	Brenda Coleman	N	N	Oppose	Parking	Decline the plan change.	Concerned about where visitors to smaller sections will park. Originally promoted walking and cycling but this has been reduced.

155	9	Christine Basham	Y	Y	Oppose	Parking	Decline the plan change.	Concerned with impact on parking, particularly during summer.
162		Melanie Jane Gallo	Y	Y	Oppose	Parking	Decline the plan change and require it to be re-submitted with additional information.	Parking is an issue.
184	2	Rob & Mary Farmer	Y	Y	Oppose	Parking	Decline the plan change.	Landscaping and short term parking is being compromised.

1	2	Lance Cocker	Y	Y	Oppose	Residential Allotment Size	Residential sections should be minimum 1050m2.	Should be kept at this size to be in keeping with surrounding sections and as per the district plan.
2	1	Belinda Harman	N	N	Oppose	Residential Allotment Size	Decline the plan change.	Objects to new zoning that allows housing to a minimum size of 350m2 as not in keeping with character of the surrounding environment.
4	1	David James Cunningham	Y	Y	Oppose	Residential Allotment Size	Decline the plan change.	Additional housing is outside of the original plan with reduced section size. Additional houses will put unspecified demands on Council infrastructure.
5	1	Alex Flavell-Johnson	N	N	Oppose	Residential Allotment Size	Decline the plan change.	Strongly opposed to additional residential housing, especially small section size and high density. Unmitigable adverse effects on the character of Mangawhai.
6	2	Samantha Wood	N	N	Oppose	Residential Allotment Size	Decline the plan change.	350m2 sections is too small where will two water tanks fit or individual septic tank systems.
7	1	Jo Lee	N	N	Oppose	Residential Allotment Size	Site should be no less than 600m2.	Residential zoning is too intensive. 1700 residential sites is going to massively impact the town. Infrastructure cannot handle such intensive development.
9	1	Jane Rowe	N	N	Seek Amendment	Residential Allotment Size	None stated.	Questions how many residential properties are proposed.

10	1	David Medland-Slater	Y	Y	Oppose	Residential Allotment Size	Decline the plan change.	Concerned by the increase in the number of residential plots and plan for the provision of school premises and retirement homes.
12	2	Rob Cameron	N	N	Oppose	Residential Allotment Size	None stated.	None stated.
13	2	Desna Pilcher	N	N	Oppose	Residential Allotment Size	Decline the plan change.	Does not agree with the amount of houses or units, section sizes are too small.
16	1	Thomas Williams	N	N	Oppose	Residential Allotment Size	Clear information regarding number of dwellings.	Concerned with the number of proposed sections and the need for such a large scale subdivision.
18	1	Sascha Tschirky	N	Y	Oppose	Residential Allotment Size	Decline the plan change.	Already too many houses for the towns infrastructure. Concerned with the minimal site requirements per section.
19	5	Corinne Callinan	Y	Y	Oppose	Residential Allotment Size	Increased density should be rejected.	Submitter understand the need for medium to high density, but infrastructure is limited and thinks Mangawhai residents should be the ones benefitting from being able to subdivide to increase density, not this developer.
21	4	Raewyn Dodd	N	N	Oppose	Residential Allotment Size	Decline the plan change.	Concerned with 'super high' density.
22	2	Ken Marment	N	N	Oppose	Residential Allotment Size	Decline the plan change.	Submitter suggest no more houses on small density lots are needed, concerned that lots are not large

								enough to provide water storage for fire fighting supply.
23	1	Natalie Bray-Gunn	N	N	Oppose	Residential Allotment Size	None stated.	Opposes additional houses.
24	1	Roger & Megan Kendall	Y	Y	Oppose	Residential Allotment Size	A full review of the proposal to slow down the rate at which housing is released.	Opposes the change to the number of houses able to be built and the minimal site requirements.
25	1	Miguel Hamber	N	N	Oppose	Residential Allotment Size	Reject the application for increased housing density.	Oppose any changes to Viranda's original submission that allow increased density of housing.
30	3	Sandie Souter	N	N	Oppose	Residential Allotment Size	Decreased number of houses.	Opposes increased number of houses.
31	1	Ross Hill	N	N	Oppose	Residential Allotment Size	Change zoning of area 3D from 1000m2 to a rural zoning as per earlier proposal.	Current zoning will relate in to big of a population.
35	3	Mark Macdonald	N	N	Oppose	Residential Allotment Size	None stated.	Questions if the 'incredibly small' lot sizes fit with the vision for Mangawhai.
36	1	Grant Renall	N	N	Seek Amendment	Residential Allotment Size	None stated.	Opposes the minimum lot size.
38	1	Adam Minoprio	N	N	Oppose	Residential Allotment Size	Decline the plan change.	Concerned about the increase in houses and the pollution impact on the estuary.
39	1	Sarah Biggs	N	N	Oppose	Residential Allotment Size	Decline the plan change.	Increase in scale of development will change Mangawhai more that what was intended by the original plan.

44	1	Nigel Slight	N	N	Seek Amendment	Residential Allotment Size	Limit the number of small sections.	Number of small sections should be capped and designated e.g. how many are reserved for terrace houses and retirement village.
45	1	Vivienne Martens	N	N	Seek Amendment	Residential Allotment Size	Decline the plan change.	The high density of housing is not in keeping with the seaside town.
46	3	John Stephens	Y	Y	Seek Amendment	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
47	2	Anne Robbins	Y	Y	Seek Amendment	Residential Allotment Size	Decline the plan change and require the applicant to reduce the number of residential allotments.	No minimum size of sections noted.
48	4	Nicky Crocker	N	N	Oppose	Residential Allotment Size	Decline the plan change.	housing gin this area should not be increased above the 300-350 originally discussed.
50	1	Ali Ajodani	N	N	Oppose	Residential Allotment Size	None stated.	Considers the proposed residential sections to be too small.
53	1	Ray Crocker	N	N	Oppose	Residential Allotment Size	Decline the plan change.	Thinks the original housing plan that was agreed to should be used as not as dense.
54	3	Robin Hale	y	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
55	2	Gary Cameron	N	Y	Oppose	Residential Allotment Size	Decline the plan change.	Oppose the decreased lot sizes.

56	2	Elizabeth Cameron	N	Y	Oppose	Residential Allotment Size	Decline the plan change.	Oppose the decreased lot sizes.
58	3	Katie Richards	N	N	Oppose	Residential Allotment Size	None stated.	Oppose the increase in residential unity, lots are too small.
63	3	Grant McCarthy	Y	Y	Seek Amendment	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
64	3	Aaron McConchie	Y	Y	Seek Amendment	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap on number of sites , sites are too small to accommodate rain water harvest and open space. Should be increased to 500m2.
65	1	David Grant	Y	Y	Seek Amendment	Residential Allotment Size	Review and change with the community in mind.	Concerned about the lack of certainty in terms of number of new houses.
66	1	Gail Williams	N	N	Oppose	Residential Allotment Size	None stated.	Opposes the number of dwellings proposed.
68	1	Peter Nicholas	Y	Y	Seek Amendment	Residential Allotment Size	None stated.	Seeks clarity on lot density and total number of lots.
71	4	Rachael Williams	Y	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - original proposal included a cap, requests this to be clearly stated. Concerned with the densities for specific zones and potential yield. Seeks clarification as to what density is applied to Integrated Residential Overlay. Potential change in dwelling

								numbers does not fit well with Mangawhai, or align with the Mangawhai Community Plan.
72	1	Alison Baird	N	N	Oppose	Residential Allotment Size	Council to address all issues, protect the harbour and if the development proceeds - for it to be sympathetic to the existing environment.	Concerned about lot sizes being reduced to 300m2, appeal for Mangawhai is open space and green belts. Population increase Big impact on community and environment.
73	3	Ross Hinton	Y	Y	Seek Amendment	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
74	3	Joy Murray	Y	Y	Seek Amendment	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
76	3	Phillip Murray	Y	Y	Seek Amendment	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
79	3	Denise Stuart	Y	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
80	1	Brenda Coleman	N	N	Oppose	Residential Allotment Size	Decline the plan change.	Opposes the increase, has changed significantly with little benefit to the community.

81	1	David Beattie	N	N	Oppose	Residential Allotment Size	None stated.	Opposes planned residential.
82	3	Neil Wilson	N	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
83	3	Graeme White	N	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Opposes the density of development and concerned that the maximum number of residential lots isn't stated. High density out of character.
84	3	Graham & Gloria Drury	Y	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.

85	7	Sue Clayton	Y	Y	Oppose	Residential Allotment Size	Publicise what has been granted and additional public consultation.	350m2 too small, multi story buildings should be prohibited.
86	2	Paul Hendrickx	Y	Y	seeks amendment	Residential Allotment Size	None stated.	Zone 3A at 350m2 is too small for the rural coastal village and is contrary to the Mangawhai community plan that was developed with the community. Particularly object to 3A high density zone in Molesworth causeway and tara creek foreshore - should be open space/park to augment amenity.

87	3	Dianne Glucina	N	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
88	1	Cameron Shaw	Y	Y	Oppose	Residential Allotment Size	None stated.	350m2 'way too small' aesthetically .
89	2	Gainor & Graham Kerrigan	N	Y	Oppose	Residential Allotment Size	None stated.	Object to 600m2 property size, not in keeping with the open space of Mangawhai.
90	5	Doug Lloyd	N	N	Seek Amendment	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Number of lots will not fit with Mangawhai special nature and no mention of total number to be developed.
91	3	Jonathan Drucker	Y	Y	Seek Amendment	Residential Allotment Size	Address concerns about increased number of permitted dwellings.	None stated.
94	1	Douglas V Moores	N	N	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Opposes the number of dwellings proposed.
95	2	Ella Grant	N	N	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - original proposal included a cap, requests this to be clearly stated. Concerned with the densities for specific zones and potential yield. Seeks clarification as to what density is applied to Integrated Residential Overlay. Potential change in dwelling numbers does not fit well with

								Mangawhai, or align with the Mangawhai Community Plan.
96	2	S & G Hockenull	N	y	seek amendment	Residential Allotment Size	Restrictions regarding block size.	Blocks need to be bigger.
100	2	Johanna Kloostenboer	Y	Y	Oppose	Residential Allotment Size	None stated.	Concerned about the number of houses and the impact on nature, concerned about character of Mangawhai getting lost.
101	3	Madara Vilde	Y	y	Oppose	Residential Allotment Size	Decline application in current form.	Considers that a better environmental outcome could be achieved if residential density remains reduced and includes integrated design including vegetated buffers and water course rehabilitation.
103	1	Gerard Wooters	N	N	Seek Amendment	Residential Allotment Size	Decline application until a revised housing density is provided.	Concerned that the infrastructure is not inline with residential housing. High density will make Mangawhai unbearable.
104	1	Gillian Cottrell	N	N	Oppose	Residential Allotment Size	Decline the plan change.	There are far too many houses go back to the original. This is not what the community initially supported
111	3	Myra Squire	N	N	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.

112	3	Andrew Paul	N	N	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
115	3	Debra Searchfield	Y	Y	Oppose	Residential Allotment Size	Decline the plan change.	The lot sizes are too small and will negatively affect the special character.
116	2	John White	Y	Y	Oppose	Residential Allotment Size	Decline the plan change.	The beach school is spilling at the seams - by increasing residential lots - this will not help.
117	2	Lukas Kendall	N	N	Oppose	Residential Allotment Size	Decline the plan change.	Highly disagree with house sites being 300-350sm when we live in a rural town. Highly disagree with over 1000+ houses getting jammed into such a small area.
118	2	Mary Hurley Brown	Y	Y	Oppose	Residential Allotment Size	Requests further information , certainty and clarity including independent engineering report on capacity and life span of wastewater plant.	oppose the plan change provision regarding residential lots because the maximum number of residential lots is not stated. Rule 16.8.2.2 currently sets limit at 500 residential units. But there is talk of up to 1000 dwellings or ore. This high density does not fit with rural location of Mangawhai.
119	1	Mike Taylor	N	N	Seek Amendment	Residential Allotment Size	Seek amendment.	Maintain current character of Mangawhai and surrounds, current limit of 500 on allowable number of residential units (Chapter 16.8.2.2. should be retained.

120	3	Sherryll Burke	N	N	Oppose	Residential Allotment Size	Seek amendment.	Number of residential allotments not stated. Chapter 16 states no more than 500 but this is being removed. Needs to be a cap.
121	1	Kara Stones	N	N	Oppose	Residential Allotment Size	None stated.	Concerned about housing density and impacts on the community and environment.
125	3	Nick Carre	N	N	Seek Amendment	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
126	4	Joby Beretta	N	Y	Seek Amendment	Residential Allotment Size	Request further information.	Concerned about the density questions what effect that will have on 'Magical Mangawhai'. Concerned that maximum density controls do not apply to integrated development and queries what will be applied instead. Concerned that the cap has been removed (16.8.3.3) and what the new proposed cap is?
127	3	Georgina Carre	N	N	seeks amendment	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
130	8	Mike Ferguson	Y	N	Oppose	Residential Allotment Size	Decline plan change and retain the current provisions.	Density will adversely effect landscape, no covenants preserving the unique environment or allowing for the type of housing required

								resulting in potential low cost slum housing. No minimum standards.
134	3	Belinda Vernon	Y	N	Support	Residential Allotment Size	None stated.	SUPPORT smaller lot sizes close to the 'retail' or business precinct enabling easy walking for residents; but without strict design rules for house types 350m2 is too small for the minimum site size in an enlarged sub zone footprint. 400m2 (as in the existing Chapter) should be the minimum. I SUPPORT a mix of site sizes as one moves away from the 'town centre' of Mangawhai Central.
134	4	Belinda Vernon	Y	N	Support	Residential Allotment Size	None stated.	SUPPORT smaller lot sizes close to the 'retail' or business precinct enabling easy walking for residents; but without strict design rules for house types 350m2 is too small for the minimum site size in an enlarged sub zone footprint. 400m2 (as in the existing Chapter) should be the minimum.

134	9	Belinda Vernon	Y	N	Oppose	Residential Allotment Size	Seek amendment.	<p>16.8.2.2 Residential Density</p> <p>OPPOSE the deletion of the maximum number of sites to be available.</p> <p>I believe the maximum number of sites should be identified in the Chapter so that there is transparency on the scope of the potential development. This in turn can inform Council on the potential impact of the development on Council services including as wastewater and water services.</p> <p>I SUPPORT an increase in density but OPPOSE the densities provided for, except for 3D.</p> <p>The proposed Sub Zone 3A appears to be the largest zone within Mangawhai Central. Density at 350m2 will result in a solid block of housing with little potential for amenity value or privacy.</p> <p>Consideration needs to be given to the overall 'look and feel' of not only the overall Mangawhai Central area, but the sub zones therein. There needs to be more provision for open, green, or common area spaces WITHIN the sub zones to avoid the 'block' feel</p>
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								that results from small and intensive lot sizes. The 'maximum' number of 'minimum' lot sizes should be specified to ensure that there is variety of sizes within the subzones, not just a carpet of lots of the minimum size. This will add to character and appeal.
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134	12	Belinda Vernon	Y	N	Oppose	Residential Allotment Size	Seek amendment.	16.15.2.1 Residential Lot Layout While I SUPPORT rectangle-shaped sites I also SUPPORT provision of 'offsetting' such sites so that they don't directly back onto each other (rectangle on rectangle) but provide more of patchwork so that the area is not simply a 'rectangle made up of linear rectangles'.
137		Susan Rowbotham	Y	Y	Oppose	Residential Allotment Size	Seek amendment.	16.14 and 16.8.22 density tables set limits at 500 however the changes could result in 1000-1400. Minimum section size should be no lower than 500m2 except for retirement village which should be surrounded by plenty of green space. Requests

								amendment to density table 16.8.22 especially subzone 3A.
140	3	Stephanie Gibson	N	N	Oppose	Residential Allotment Size	Decline the plan change.	Concerned about the number of houses, 1000 . Should be no more than 300-500 houses with larger sections.
142	3	Abby Meagher	N	N	Oppose	Residential Allotment Size	Decline the plan change.	Number of houses is too high, concerned with size of sections, must have room for water tanks.
144	5	Joel Cayford	Y	Y	Oppose	Residential Allotment Size	None stated.	KDC has not given effects to the relevant objectives of the NPS UDC in the way it has approached community consultation because it has separated the consultation facts and figures about infrastructure capacity, costs and who and how those matters will be provided for.
145	2	Julie Blanchard	N	N	Oppose	Residential Allotment Size	Require further information and confirmation of servicing.	Opposes the increase of properties as will harm the environment.
147	1	David Goold	N	N	Oppose	Residential Allotment Size	Seek amendment.	Concerned with size and number of sections, should not be more than 500.
148	7	Grant O'Malley	N	N	Oppose	Residential Allotment Size	seek amendment to residential intensity.	Proposed density will have impact on infrastructure, requests that the development be scaled back significantly.

150	1	William Keith Draper	N	Y	Oppose	Residential Allotment Size	Decline the plan change.	Concerned about the number of residential sections.
151	1	Francis & Michael Hookings	Y	Y	Oppose	Residential Allotment Size	Decline the plan change.	Concerned about the increase in housing.
152	3	Carla Hood	Y	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
153	3	Philippa Muller	N	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
154	1	Philip James McDermott	Y	Y	Oppose	Residential Allotment Size	Seek amendment.	Requests a market based rational for revised mix of housing given the census evidence o a wider range of age and family groups in the growth mix, and the physical character of the site.
155	2	Christine Basham	Y	Y	Oppose	Residential Allotment Size	Decline the plan change.	High density housing undesirable in Mangawhai and could result in reverse sensitivity where right next to farms.
156	2	Clive Boonham	Y	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Concerned with the size and density of development proposed, effects on the environment and village atmosphere. Need certainty/cap on the number of lots. Should be 500. Concerned with lot size, 350m2 too

								small as cant accommodate water tanks.
159	2	Anne Hollier	Y	Y	Oppose	Residential Allotment Size	Decline the plan change.	Oppose the change to policy 16.3.6.1 as provides for 1000 units or more, will present infrastructure issues particularly over summer. Oppose change to 16.8.2.2 350m2 and 500m2 are too small for Mangawhai and not in character.
160	2	Judith Anne Boonham	Y	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Concerned with the size and density of development proposed, effects on the environment and village atmosphere. Need certainty/cap on the number of lots. Should be 500. Concerned with lot size, 350m2 too small as cant accommodate water tanks.
161		Linda Ritchie	N	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Concerned that the maximum number of lots is not stated, and that it has increased. Minimum size of 350m2 is too small.
163	3	Sue Fountain	Y	Y	Oppose	Residential Allotment Size	Decline the plan change.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.

164	3	Alan Preston	Y	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
165	2	Alex and Linley Galbraith	n	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Oppose the number of residential lots, maximum number is not stated 16.8.2.2 currently sets the limit at 5000, 1000 dwellings is too many in a concentrated area. Minimum size of 350m2 is too small.
166		Mark Watson Rowbotham	Y	Y	Oppose	Residential Allotment Size	Reduction in density, especially subzone 3A.	16.8.2.2 is not appropriate density level.
167	3	Tony Baker	y	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
168	3	James Bremner	Y	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Oppose the new revised smaller allowance, have not been given public approval.
169	3	Jedda Kelly	y	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
170	2	John Dawson	Y	Y	Oppose	Residential Allotment Size	Not stated	Oppose as this is the third planned increase in number of residential units.

171	3	Euan Upston	y	Y	Oppose	Residential Allotment Size	Decline the plan change and require it to be re-submitted with additional information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
172	1	Kevin Platt	Y	Y	Oppose	Residential Allotment Size	None stated.	Oppose 16.8.2.2 especially regarding zone 3D and the increase in density of Lots and 16.8.2.5 max height allowable, concerned about impact on their property - much higher than what was originally anticipated.
173	1	Peggyann Colville	N	Y	Seek amendment	Residential Allotment Size	Grant the application on the condition that sufficient greenspace is included.	Concerned with the additional housing on smaller sections.
175	2	John Southward	Y	Y	Oppose	Residential Allotment Size	Not stated	Maximum number of lots not stated - there needs to be a cap, 350m2 is too small and will ruin character of Mangawhai.
176	1	Peter Rothwell	y	y	Oppose	Residential Allotment Size	Not stated	Proposed density is not consistent with District Plan, 350m2 not consistent with the existing development in Mangawhai and is not what residents have asked for.
178		Richard Smith	y	Y	Oppose	Residential Allotment Size	Decline the plan change.	Oppose residential policy 16.3.6.1 increase residential units. Concerned about lack of cap and potential strain on infrastructure.
179		David & Janet Norris	N	Y	Oppose	Residential Allotment Size	Further information and consultation.	No certainty in total number of lots. Concerned about increase. Minimum size of 350m2 is too small.

184	3	Rob & Mary Farmer	Y	Y	Oppose	Residential Allotment Size	Decline the plan change.	Density is a significant increase and will have significant effects on Mangawhai.
185	4	Faye & James Shewan	Y	Y	Oppose	Residential Allotment Size	Decline the plan change and request further information.	Oppose number of houses, not in keeping with Mangawhai, should be limited to what was originally proposed with a mix of section size. 350m2 too small.
186	2	Sally & Richard Wood	N	Y	Oppose	Residential Allotment Size	None stated.	Concerned with the extra housing.
188	1	Cheryl Mitchell	N	Y	Oppose	Residential Allotment Size	Reduced density of housing.	Oppose scale of housing with lack of green space.
193	3	Kathy Gordon	n	N	Oppose	Residential Allotment Size	Decline the plan change.	Oppose proposal as no cap on number of residential units.
195	2	David Ainley	Y	Y	Oppose	Residential Allotment Size	Decline the plan change.	reduce the number of residential allotments to control effluent into the estuary and impact on existing infrastructure.
197	3	Barbara Pengelly	Y	Y	Oppose	Residential Allotment Size	confirmation of number and size of residential allotments.	High density development not suitable for Mangawhai. Concerned with increased housing as a result of the deletion of subzones 2, 4, 5 and 6. Concerned with restriction of lot size and effect on character.
198	6	Lisa Marshall	Y	y	Oppose	Residential Allotment Size	Decline the plan change and request further information.	Maximum number of lots not stated - there needs to be a cap, 350m2 is too

								small and will ruin character of Mangawhai.
199	1	Shane Cullen	Y	Y	Oppose	Residential Allotment Size	Reduce lot size on the common boundary to what was originally proposed. Have a no complaints consent notice registered on titles that fall within 100m of the common boundary.	Oppose increase in density in zone 3D not what was original y anticipated ad will have a detrimental effect on K Platts property 16.8.2.5 max height allowable, concerned about impact on their property - much higher than what was originally anticipated. Don't believe effects on this property have been properly addressed.
200	1	Ella Rickit	N	N	Oppose	Residential Allotment Size	Decline the plan change and request further information.	The increased number of houses above the original (approximate) 500 is not acceptable. That level of growth is too much and too fast for such a small town, particularly with the serious concerns about local infrastructure and issues with water supply. The increased density of sections to 350-500sm is not in keeping with the special character of Mangawhai.
206	1	Julie Monaghan	N	N	Oppose	Residential Allotment Size	Decline the plan change.	Section sizes are too small and not consistent with a community like Mangawhai. It will end up looking like Hobsonville Point.
28	2	Geoffrey William Campbell	N	N	Oppose	Security	Seeks a fence along he walkway not at his expense for	Concerned about walkway and potential security issues.

							security purposes, and that the zoning of his land is not changed to disadvantage or effect property value.	
2	3	Belinda Harman	N	N	Oppose	Stormwater	Do not allow stormwater run-off into the Tara Creek.	There are a range of beautiful birds that live in Tara creek which are endangered. Additional stormwater will affect water quality.
4	2	David James Cunningham	Y	Y	Oppose	Stormwater	Decline the plan change.	Concerned regarding increased stormwater which when released into the harbour will impact on natural resources, in particular natural wildlife.
5	3	Alex Flavell-Johnson	N	N	Oppose	Stormwater	Decline the plan change.	Concerned regarding additional stormwater runoff into the harbour and any sediment pollution entering the estuary as a result of construction.
6	5	Samantha Wood	N	N	Oppose	Stormwater	Decline the plan change.	Increased residential sections (1000+/- houses) will consistently flood and pollute surrounding waterways with runoff.
12	1	Rob Cameron	N	N	Oppose	Stormwater	Changes made to protect Mangawhai Harbour water quality.	Mangawhai is a treasure and needs to be developed in a way that looks after the environment and keeps it a special place.
13	4	Desna Pilcher	N	N	Oppose	Stormwater	Decline the plan change.	Concerned with stormwater from har surfaces being piped into the estuary
14	1	Ryan Vujcich	N	N	Oppose	Stormwater	Decline the plan change.	Application should be declined due to ongoing issues with stormwater.

16	4	Thomas Williams	N	N	Oppose	Stormwater	Clear information regarding where stormwater is being directed and the expected volumes.	Concerned about where all of the stormwater generated from the planned area of build will be directed.
18	3	Sascha Tschirky	N	Y	Oppose	Stormwater	Decline the plan change.	Concerned that the stormwater will be piped into the harbour with no treatment. Should be stormwater ponds.
18	4	Sascha Tschirky	N	Y	Oppose	Stormwater	Decline the plan change.	Concerned that the stormwater will be piped into the harbour with no treatment. Should be stormwater ponds.
19	3	Corinne Callinan	Y	Y	Oppose	Stormwater	None stated.	Concerned that stormwater to be piped into harbour.
21	1	Raewyn Dodd	N	N	Oppose	Stormwater	Decline the plan change.	Concerned with the adverse effects on the estuary.
24	3	Roger & Megan Kendall	Y	Y	Oppose	Stormwater	None stated.	Opposes the increased stormwater and it being piped into the harbour with no retention of pollution.
26	1	Simon Hardley	N	N	Oppose	Stormwater	Changes should not be allowed until consultation is made and community support achieved.	Concerned with pollution of the estuary from stormwater run off.
29	3	Wendy Sheffield	Y	Y	Seek Amendment	Stormwater	Amend application to require Roof collection for water supply.	Roof top catchment will help to relieve the volume of stormwater entering the estuary.
32	1	Emma Mallock	N	N	Oppose	Stormwater	None stated.	Concerned about stormwater run off contaminating the water ways.

34	2	Suzanne Cameron	Y	Y	Seek Amendment	Stormwater	Amend to require treatment of stormwater.	Requests that Council ensures stormwater is treated before entering any waterways including during the earthmoving and construction phase.
36	4	Grant Renall	N	N	Seek Amendment	Stormwater	None stated.	Suggest that stormwater be captured and treated onsite and used.
45	3	Vivienne Martens	N	N	Seek Amendment	Stormwater	Decline the plan change.	Concerned about stormwater run of into the estuary.
46	5	John Stephens	Y	Y	Seek Amendment	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
54	5	Robin Hale	y	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
62	2	Paul David Rae	N	Y	Oppose	Stormwater	None stated.	Concerned about untreated stormwater running into estuary and impact on the fairy turns and bittern and potential additional costs to ratepayers.
63	5	Grant McCarthy	Y	Y	Seek Amendment	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
64	4	Aaron McConchie	Y	Y	Seek Amendment	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Oppose the discharge of stormwater to the estuary, general swale drains not adequate. Concerned about lack of mitigation e.g. retention ponds.

68	3	Peter Nicholas	Y	Y	Seek Amendment	Stormwater	None stated.	Seeks clarity on stormwater run off.
69	5	Helen Current	N	N	Oppose	Stormwater	Decline the plan change.	Very concerned about stormwater run off into harbour.
71	3	Rachael Williams	Y	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Opposes stormwater proposal and any other activity in the wetland area. Reliance of wetland for and stream network for stormwater discharge is outdated engineering. Stormwater activity must not be detrimental to the wetlands. Concerned with change in activity status.
72	3	Alison Baird	N	N	Oppose	Stormwater	Council to address all issues, protect the harbour and if the development proceeds - for it to be sympathetic to the existing environment.	Concerned about the lack of soakage and the 'massive' amount of stormwater.
73	5	Ross Hinton	Y	Y	Seek Amendment	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
74	5	Joy Murray	Y	Y	Seek Amendment	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
76	5	Phillip Murray	Y	Y	Seek Amendment	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.

78	3	Ian Fish	Y	Y	seeks amendment	Stormwater	Council rejects application and requires further supporting evidence.	Opposes discharge of stormwater to harbour, inadequate provision for stormwater an notes submission on these points 15 years ago.
79	5	Denise Stuart	Y	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
82	5	Neil Wilson	N	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
83	5	Graeme White	N	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Opposes discharge to harbour, inadequate provisions for treatment.
84	5	Graham & Gloria Drury	Y	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
85	5	Sue Clayton	Y	Y	Oppose	Stormwater	Publicise what has been granted and additional public consultation.	Development is close to harbour and estuary, should be no discharge from construction and consider adequate must be protection from flooding.
87	4	Dianne Glucina	N	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Provisions for stormwater are not adequate, concerned about sediment discharge.

88	2	Cameron Shaw	Y	Y	Oppose	Stormwater	None stated.	Kaipara harbour overlay is 40% residential sections. Questions where stormwater will go and how it will effects estuary.
90	1	Doug Lloyd	N	N	Seek Amendment	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about quality of water discharged and effect of volume on salinity. Not sufficiently addressed.
91	2	Jonathan Drucker	Y	Y	Seek Amendment	stormwater	Address concerns about stormwater run off.	None stated.
94	4	Douglas V Moores	N	N	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned with sediment from earthworks and untreated stormwater flowing into the harbour.
95	6	Ella Grant	N	N	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Opposes stormwater proposal and any other activity in the wetland area. Reliance of wetland for and stream network for stormwater discharge is outdated engineering. Stormwater activity must not be detrimental to the wetlands. Concerned with change in activity status.
98	4	Martina Tschirky	Y	Y	Oppose	Stormwater	None stated.	Concerned with stormwater.
112	5	Andrew Paul	N	N	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
117	1	Lukas Kendall	N	N	Oppose	Stormwater	Decline the plan change.	I highly disagree storm water and excess run off to drain directly into the estuary.

121	5	Kara Stones	N	N	Oppose	Stormwater	None stated.	Developer must pay for any necessary upgrades, cost should not fall on ratepayers.
123	1	Mangawhai Harbour Restoration Society	Y	y	Oppose	Stormwater	Ensure adequate safeguards in place during construction phase.	Concerned about sediment discharge into the harbour, requests that it be monitored by a third party to ensure water quality not impacted.
124	5	Arnie & Yvette Leeder	N	N	Oppose	Stormwater	Decline the plan change.	water runoff has not been appropriately addressed.
125	5	Nick Carre	N	N	Seek Amendment	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
127	5	Georgina Carre	N	N	seeks amendment	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
130	3	Mike Ferguson	Y	N	Oppose	Stormwater	Decline plan change and retain the current provisions.	Concerned that the harbour will be adversely effected by stormwater runoff particularly due to lack of riparian areas.
138	6	John Dickie	Y	N	Oppose	Stormwater	Decline the plan change.	Does not consider swales to be effective management for sediment, suggest retention and sediment basins. Recent history of site raises concern re: sediment control during construction.

138	7	John Dickie	Y	N	Oppose	stormwater	Decline the plan change.	100m3/day available under the existing consent not adequate for 1000 households proposed and commercial/industrial use. Already pressure on water supply, particularly in drought.
152	5	Carla Hood	Y	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
153	5	Philippa Muller	N	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
155	6	Christine Basham	Y	Y	Oppose	Stormwater	Decline the plan change.	Concerned about stormwater impact on the estuary and the impact on recreation and wildlife values.
156	7	Clive Boonham	Y	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
160	7	Judith Anne Boonham	Y	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
161		Linda Ritchie	N	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about run off into harbour during construction.

164	5	Alan Preston	Y	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
167	5	Tony Baker	y	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
169	5	Jedda Kelly	y	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this
171	5	Euan Upston	y	Y	Oppose	Stormwater	Decline the plan change and require it to be re-submitted with additional information.	Concerned about the discharge of sediment into the harbour, considered there to be inadequate provisions to manage this.
174	5	Neil Torrie	N	Y	Oppose	Stormwater	Provisions to be reviewed and greater margins provided for extreme events.	Concerned with proposed stormwater management, considers it inadequate. Concerned about fun off and siltation of harbour.
176	2	Peter Rothwell	y	y	Oppose	Stormwater	Not stated	Sites do not allow for stormwater soakage due to small size.
178		Richard Smith	y	Y	Oppose	Stormwater	Decline the plan change.	oppose the change in the storm water management in the plan change there is no details to suggest how the stormwater will be successfully managed, particularly given low lying flood prone area.

194	5	Raewyn Torrie	N	Y	Oppose	Stormwater	Decline the plan change.	Concerned about stormwater and increased siltation and contamination of the harbour.
198	7	Lisa Marshall	Y	y	Oppose	Stormwater	Decline the plan change and request further information.	Oppose discharge into harbour, inadequate provisions of treatment provided.
1	1	Lance Cocker	Y	Y	Oppose	Stormwater	Decline the plan change.	Concerned about runoff and damage this may cause on waterways. The estuary must be protected.
134	10	Belinda Vernon	Y	N	Oppose	Subdivision	Seek amendment.	16.10 Subdivision Provisions 16.10.10.1 Lot Sizes I OPPOSE the minimum vacant freehold lot sizes for 3A, 3B, 3C Note the Table shows Sub-zone 3C minimum size as 700m2 but is shown as 750m2 in the Table in 16.8.2.2.
178		Richard Smith	y	Y	Oppose	Subdivision	Decline the plan change.	POLICIES 16.3.11.1 to include the mandatory catchment of all rain water off every roof within the subdivision (both business and residential). This would also reduce stormwater.
10	3	David Medland-Slater	Y	Y	Oppose	Traffic / Rooding	Decline the plan change.	Concerned about increase in general traffic at peak times once development is completed.
13	7	Desna Pilcher	N	N	Oppose	Traffic / Rooding	Decline the plan change.	Mangawhai Roads are too narrow , the amount of shops and light industrial has disappeared in favour of tiny house sites.

19	1	Corinne Callinan	Y	Y	Oppose	Traffic / Rooding	None stated.	Concerned with incremental traffic increases. Rooding is insufficient to cope with 1000 more houses, causeway could divide the community unless developers pay for works to improve the causeway and roundabout.
29	1	Wendy Sheffield	Y	Y	Seek Amendment	Traffic / Rooding	Amend application to require second road access on the western boundary towards Old Waipu Road to allow for Auckland (via new Te Hana motorway extension) and Mangawhai North traffic without having to use Molesworth Drive.	Concerned with impact on traffic between Mangawhai Village and Mangawhai Heads.
30	5	Sandie Souter	N	N	Oppose	Traffic / Rooding	None stated.	Concerned potential traffic flow problems arising from entrance and exit onto Molesworth Drive, not cleared what is being proposed.
47	3	Anne Robbins	Y	Y	Seek Amendment	Traffic / Rooding	Decline the plan change and require the applicant to reduce the number of residential allotments.	Concerned about the impact of increased traffic on the existing network and considers the increase not to have been appropriately mitigated.
69	4	Helen Current	N	N	Oppose	Traffic / Rooding	Decline the plan change.	Concerned about impact on rooding.

80	5	Brenda Coleman	N	N	Oppose	Traffic / Roding	Decline the plan change.	Need more pedestrian friendly walkways and cycle ways to reduce congestion.
86	3	Paul Hendrickx	Y	Y	seeks amendment	Traffic / Roding	None stated.	Oppose the North South Main street orientation with the predominant wind, will result in cold 'dismal' shopping centre. Estuary Estate plan had East/west argument proposed that this would be too shady is not convincing. Concerned with general roading layout.
96	4	S & G Hockenhull	N	y	seek amendment	Traffic / Roding	Restrictions regarding roading.	Roding can't sustain development - needs looking into.
98	2	Martina Tschirky	Y	Y	Oppose	Traffic / Roding	None stated.	Disappointed that the developer has reneged on making Molesworth into a slow street.
100	1	Johanna Kloostenboer	Y	Y	Oppose	Traffic / Roding	None stated.	Concerned about adverse effects on Old Waipu Road Connection and amount of traffic in the village, especially in summer.
111	4	Myra Squire	N	N	Oppose	Traffic / Roding	Decline the plan change and require it to be re-submitted with additional information.	Request that adequate provision be made for several outlets to the Heads and Village area rather than being focused on Molesworth Drive, specific residential intensity needs to be provided to enable traffic volumes and access to be planner and avoid traffic jams and impact on emergency vehicles.

121	6	Kara Stones	N	N	Oppose	Traffic / Roading	None stated.	Concerned about traffic congestion on ring road and impact on access to local amenities.
126	1	Joby Beretta	N	Y	Seek Amendment	Traffic / Roading	Request further information.	Concerned about traffic on Molesworth Drive, questions if traffic impact study has been undertaken.
139	3	Renata Blair	Y	N	Oppose	Traffic / Roading	Decline the plan change.	Concerned with the increased traffic and the effects on the environment.
144	3	Joel Cayford	Y	Y	Oppose	Traffic / Roading	None stated.	Considers technical documents provided in regards to traffic to be deficient particularly how it deals with effects on Molesworth Drive.
148	5	Grant O'Malley	N	N	Oppose	Traffic / Roading	seek amendment to residential intensity.	Concerned about effect on traffic.
149	1	Sharon Martin	Y	Y	Oppose	Traffic / Roading	Seek amendment to include arterial road and further consideration of increased traffic to be generated.	Concerned that the proposal hasn't considered the capacity of the bridge on Molesworth Drive, concerned with the increased use resulting from the proposal. Would like to see this addressed appropriately to include consideration of holiday and supermarket traffic and comment from NTA. Concerned that no arterial routes through Old Waou into the Cove have been proposed given the increased traffic. One way in and out proposed - this should be readdressed.
154	3	Philip James McDermott	Y	Y	Oppose	Traffic / Roading	Seek amendment.	Requests a review of traffic impacts on the wider network including

								comprehensive review ITA taking into account future impact on and around Molesworth Drive.
155	3	Christine Basham	Y	Y	Oppose	Traffic / Rooding	Decline the plan change.	Rooding cannot support additional housing development.
177	3	Graham Bayes	Y	y	Oppose	Traffic / Rooding	Request further information.	How is traffic circulation going to be handled including pedestrian movement and integration with existing road and cycle networks.
184	1	Rob & Mary Farmer	Y	Y	Oppose	Traffic / Rooding	Decline the plan change.	Road scape amenity as provided in the DP and Structure pan is being diminished.
2	2	Belinda Harman	N	N	Oppose	Wastewater	Ensure allotments have their own septic system and do not use the existing one.	Objects to the existing wastewater treatment plant being used for an additional 1000 homes. Concerned about odour and capacity.
5	5	Alex Flavell-Johnson	N	N	Oppose	Wastewater	Decline the plan change.	Oppose the use of the waste water treatment plant which could reduce its capacity to service the rest of Mangawhai.
6	3	Samantha Wood	N	N	Oppose	Wastewater	Decline the plan change.	Concerned about putting more strain on the wastewater system that is already near capacity.
10	2	David Medland-Slater	Y	Y	Oppose	Wastewater	Decline the plan change.	Concerned by inadequate details about how the developer will deal with wastewater.
12	3	Rob Cameron	N	N	Oppose	Wastewater	None stated.	None stated.

13	5	Desna Pilcher	N	N	Oppose	Wastewater	Decline the plan change.	Concerned about putting more strain on the wastewater system that is already near capacity.
14	2	Ryan Vujcich	N	N	Oppose	Wastewater	Decline the plan change.	Application should be declined due to ongoing issues with wastewater.
15	1	Allan Dowson	N	N	Oppose	Wastewater	None stated.	Submitters property is located next to Lincoln Downs Councils Effluent Farm. Concerned about the impact extra wastewater irrigation from new development will have on their property .
16	2	Thomas Williams	N	N	Oppose	Wastewater	Clear information regarding where wastewater will be treated, who is paying for the extra processing costs or are they proposing a new wastewater system?	Concerned about where wastewater will be treated as the existing wastewater treatment plant is at capacity.
20	1	Andrew Rae	N	N	Oppose	Wastewater	None stated.	Concerned in regards to the impact 1700 houses will have on the wastewater facilities, and how this will effect ratepayers.
22	1	Ken Marment	N	N	Oppose	Wastewater	Decline the plan change.	Wastewater system will need to be increased to cope, this cost must be covered by the developer.
23	3	Natalie Bray-Gunn	N	N	Oppose	Wastewater	None stated.	Concerned sewage system wont handle the additional loading. The community should not have to pay for new pump stations.

24	5	Roger & Megan Kendall	Y	Y	Oppose	Wastewater	None stated.	Concerned with 1500+ waste going into already maxed wastewater plant.
25	3	Miguel Hamber	N	N	Oppose	Wastewater	Council to assess the costs of scaling up the current sewerage system to meet the needs of the development and any necessary upgrades to charged to Viranda.	Oppose any changes to Viranda's original submission that allow disproportionate use of the aquifer.
26	2	Simon Hardley	N	N	Oppose	Wastewater	Changes should not be allowed until consultation is made and community support achieved.	Existing sewage infrastructure is insufficient to cop with this number of additional residential dwellings, concerned what rates will be increased to cover this.
30	2	Sandie Souter	N	N	Oppose	Wastewater	Council to protect estuary from wastewater.	Concerned with impact on recreational uses, not clear what is being proposed.
32	2	Emma Mallock	N	N	Oppose	Wastewater	None stated.	Concerned about Mangawhai sewerage system capacity and any potential cost for ratepayers.
35	5	Mark Macdonald	N	N	Oppose	Wastewater	None stated.	Identifies water supply as a key concern that needs to be focused not, the proposal should have to source its own water particularly
36	3	Grant Renall	N	N	Seek Amendment	Wastewater	None stated.	Suggests that sewerage be dealt with on site.
40	1	Dion Pilmer	N	N	Oppose	Wastewater	None stated.	Concerned that the proposal will overload the wastewater system.
42	1	Johanna Baylis	N	N	Oppose	Wastewater	Provide further technical independent studies on the	Concerned that the existing wastewater system cannot

							sustainability of existing services they want to use.	accommodate the additional loading and potential impact on rates.
45	3	Vivienne Martens	N	N	Seek Amendment	Wastewater	Decline the plan change.	Concerned about wastewater system capacity and questions if developers will be contributing to an upgrade.
46	1	John Stephens	Y	Y	Seek Amendment	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
48	3	Nicky Crocker	N	N	Oppose	Wastewater	Decline the plan change.	Infrastructure cannot cope.
49	2	Paul Walyon	N	N	Oppose	Wastewater	None stated.	Opposes wastewater supply.
50	1	Ali Ajodani	N	N	Oppose	Wastewater	Confirmation of impact on residents.	Want to know what the impact on the wastewater system will be as a result of the ne residential dwellings.
51	1	Maralynne Latu	N	N	Oppose	Wastewater	Guarantee that increased odour will not be generated.	Lives across road from the pump station, 'overpowering' odour is currently generated at peak times. Also concerned it will overflow into the estuary, wants to understand what study there has been done into potential effects on the wildlife.
54	1	Robin Hale	y	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of

								detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
55	3	Gary Cameron	N	Y	Oppose	Wastewater	Decline the plan change.	Opposes the connection to the wastewater system and concerned about additional costs to ratepayers, to deal with additional load, questions if applicant are still going to pay to upgrade.
56	3	Elizabeth Cameron	N	Y	Oppose	Wastewater	Decline the plan change.	Opposes the connection to the wastewater system and concerned about additional costs to ratepayers, to deal with additional load, questions if applicant are still going to pay to upgrade.
58	1	Katie Richards	N	N	Oppose	Wastewater	None stated.	Oppose connection to wastewater system, and concerned with potential costs to ratepayers. Development should provide their own system. Not clear how many connections are required.
59	1	Gary Colhoun	Y	Y	Oppose	Wastewater	None stated.	Lack of clarity around wastewater, independent assessment required. Concerned about potential cost to ratepayers.
60	1	Jan Colhoun	Y	Y	Not stated	Wastewater	None stated.	Not enough information about the sewerage, existing system won't cope.

63	1	Grant McCarthy	Y	Y	Seek Amendment	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
64	1	Aaron McConchie	Y	Y	Seek Amendment	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further assessment needed, if development will result in near capacity - developer should be required to fund.
65	2	David Grant	Y	Y	Seek Amendment	Wastewater	Review and change with the community in mind.	Concerned about the lack of certainty in terms of number of new connections to wastewater, and who will pay for any required upgrades.
66	2	Gail Williams	N	N	Oppose	Wastewater	None stated.	Wants to understand the existing capacity of the wastewater system and whether it can support the increase.
67	2	Allanna Pendleton	Y	Y	Oppose	Wastewater	Decline the plan change unless applicant pays for own water supply and wastewater disposal.	Concerned about impact on wastewater system and potential costs for ratepayers.

68	2	Peter Nicholas	Y	Y	Seek Amendment	Wastewater	None stated.	Seeks clarity on wastewater.
69	2	Helen Current	N	N	Oppose	Wastewater	Decline the plan change.	Concerned about lack of viable wastewater provision.
70	1	Glen Real	Y	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
71	1	Rachael Williams	Y	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plant, concerned with lack of detail re number of connections and volume of discharge, no evidence to suggest the system has capacity. Requires more detail and further consultation with ratepayers.

72	4	Alison Baird	N	N	Oppose	Wastewater	Council to address all issues, protect the harbour and if the development proceeds - for it to be sympathetic to the existing environment.	Concerned about impact on wastewater system and potential costs for ratepayers - developer should pay for own system.
73	1	Ross Hinton	Y	Y	Seek Amendment	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
74	1	Joy Murray	Y	Y	Seek Amendment	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
76	1	Phillip Murray	Y	Y	Seek Amendment	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
77	1	Alan & Maureen Hunt	N	Y	Seek Amendment	Wastewater	Applicant should provide own independent treatment facility for the development. If not feasible, council to obtain	Opposes connection to wastewater system due to already stretched capacity. Number of connections have not been stated and value of discharge not quantified, further

							report on condition lifespan of current system.	information and consultation with ratepayers required before decision made.
78	2	Ian Fish	Y	Y	seeks amendment	Wastewater	Council rejects application and requires further supporting evidence.	Opposes connection to wastewater system due to already stretched capacity. Number of connections have not been stated and value of discharge not quantified, further information and consultation with ratepayers required before decision made. Concerned about discharge to harbour.
79	1	Denise Stuart	Y	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
80	3	Brenda Coleman	N	N	Oppose	Wastewater	Decline the plan change.	System is already under strain not designed to cope with this level of development. Applicant should contribute and not burden ratepayers.
81	4	David Beattie	N	N	Oppose	Wastewater	None stated.	Concerned that wastewater system will be overloaded if development proceeds to the planned level.

82	1	Neil Wilson	N	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
83	1	Graeme White	N	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to wastewater system, no evidence to suggest it can cope with additional demand, lack of clarity in terms of number of connections. Applicant should provide their own. Concerned about additional costs to ratepayers.
84	1	Graham & Gloria Drury	Y	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.

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85	1	Sue Clayton	Y	Y	Oppose	Wastewater	Publicise what has been granted and additional public consultation.	servicing should be undertaken by the developer, need to ensure no run off into harbour.
86	6	Paul Hendrickx	Y	Y	seeks amendment	Wastewater	None stated.	Detailed independent report needs to be commissioned to understand capacity. Applicant must be accountable for any additional costs, not the ratepayers.
87	1	Dianne Glucina	N	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
88	3	Cameron Shaw	Y	Y	Oppose	Wastewater	None stated.	Questions why there is no upgrade proposed and concerned about capacity.
89	1	Gainor & Graham Kerrigan	N	Y	Oppose	Wastewater	None stated.	Oppose connection to current system; lacks capacity. The developer could offer to extend plant. Concerned about smell and cost for ratepayers.

								Need further research on the sustainability of the plant.
90	2	Doug Lloyd	N	N	Seek Amendment	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Developer should provide their own system as current one couldn't cope. Need further independent information on capacity and further consultation with community.
94	3	Douglas V Moores	N	N	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose - the applicant should provide their own independent system as the existing could not cope. Need hydrological assessment.
95	7	Ella Grant	N	N	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plant, concerned with lack of detail re number of connections and volume of discharge, no evidence to suggest the system has capacity. Requires more detail and further consultation with ratepayers.
102	1	Bruce Rogan	Y	Y	Oppose	Wastewater	Decline the application. Council should be held account for granting resource consents illegally before the necessary district plan changes were approved.	1. has the (Ecocare) sewage system the capacity to cope with projected demand been validated by an independent expert.
103	3	Gerard Wooters	N	N	Seek Amendment	Wastewater	Decline application until a revised housing density is provided.	No reliable evidence presented to establish adequate capacity, Council needs to decide if applicant should supply own system.

105	1	Janne Rowe linked to 1st submission	N	N	Oppose	Wastewater	Developer should build own infrastructure.	There are already water problems and allowing a new commercial development and residential development to tap into existing infrastructure is not on, initial proposal was that the developer provides their own.
106	1	Grainne Taylor	N	N	Oppose	Wastewater	None stated.	Low lying development, and should not be connected to already overloaded system

107	2	Jeannette Reid	Y	y	Oppose	Wastewater	Requests further information , certainty and clarity including independent engineering report on capacity and life span of wastewater plant.	oppose the plan change provisions in respect of wastewater treatment, number of connection not stated. No reliable evidence to suggest capacity, current information suggests insufficient capacity. No provision for capital cost of any works to upgrade the system.
108	1	Tim Taylor	N	N	Oppose	Wastewater	None stated.	Low lying development, and should not be connected to already overloaded system.
110	1	Benjamin Finney	N	N	Oppose	Wastewater	None stated.	Low lying development, and should not be connected to already overloaded system.
111	1	Myra Squire	N	N	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and

								volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
112	1	Andrew Paul	N	N	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
115	1	Debra Searchfield	Y	Y	Oppose	Wastewater	Decline the plan change.	The applicant should supply their own facility for wastewater treatment for the development.
117	4	Lukas Kendall	N	N	Oppose	Wastewater	Decline the plan change.	I highly disagree that they want to hook into our overstrained wastewater system.
118	1	Mary Hurley Brown	Y	Y	Oppose	Wastewater	Requests further information , certainty and clarity including independent engineering report on capacity and life span of wastewater plant.	I oppose the plan change provision regarding the wastewater treatment by connecting with the KDC's existing treatment system, applicant should provide own facility. No indication of number of connections so no way of knowing volume or if the system can cope.
119	2	Mike Taylor	N	N	Seek Amendment	Wastewater	Seek amendment.	An independent (from Council and the Applicant) assessment is required to validate the assumptions and

								undertakings relative to wastewater contained in Sec 6.7.17-6.7.22.
121	4	Kara Stones	N	N	Oppose	Wastewater	None stated.	Developer must pay for any necessary upgrades, cost should not fall on ratepayers.
124	3	Arnie & Yvette Leeder	N	N	Oppose	Wastewater	Decline the plan change.	wastewater has not been appropriately addressed.
125	1	Nick Carre	N	N	Seek Amendment	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC system, the applicant Viranda should provide its own independent wastewater treatment the number of connections in the proposed development has not been stated volume of discharge cannot therefore be quantified, No reliable evidence has been presented to establish if there is adequate capacity. There are no provisions relating to the capital costs of any works required to connect Mangawhai Central to the current system.
126	3	Joby Beretta	N	Y	Seek Amendment	Wastewater	Request further information.	Concerned about impact on existing system, question if a capacity study has been done and who will be paying costs if upgrade is required.

127	1	Georgina Carre	N	N	seeks amendment	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC system, the applicant Viranda should provide its own independent wastewater treatment the number of connections in the proposed development has not been stated volume of discharge cannot therefore be quantified, No reliable evidence has been presented to establish if there is adequate capacity. There are no provisions relating to the capital costs of any works required to connect Mangawhai Central to the current system.
128	1	James Hislop	N	N	Oppose	Wastewater	Transparency in decision and no additional cost to ratepayers.	Waste water should be provided by developer at their cost alone, due to insufficient information of quantity of connections, volumes, insufficient evidence from KDC that there is adequate capacity in the present plant.
131	3	Moirra Jackson	Y	Y	seek amendment	Wastewater	That KDC do not enter into an agreement with the developer.	Concerned that the infrastructure does not have the capacity.
137		Susan Rowbotham	Y	Y	Oppose	Wastewater	Seek amendment.	Confirmation of residential allotments and further reporting required to confirm if wastewater system can cope with increase.
138	4	John Dickie	Y	N	Oppose	Wastewater	Decline the plan change.	No indication as to whether the proposal will result in increased flow

								and how this will be managed. Concerned about potential costs for ratepayers and what that the development contribution will be fair.
139	2	Renata Blair	Y	N	Oppose	Wastewater	Decline the plan change.	Increase in wastewater will have huge effect on the taiao.
140	1	Stephanie Gibson	N	N	Oppose	Wastewater	Decline the plan change.	Opposes connection to current wastewater system as the system doesn't have capacity. Should be depending on on-site disposal. Concerned about costs to ratepayers.
141	1	Karl Kadlec	N	N	Oppose	Wastewater	Decline the plan change.	Need to provide their own wastewater system, KDC scheme already at capacity.
142	2	Abby Meagher	N	N	Oppose	Wastewater	Decline the plan change.	Wastewater system is inadequate and lacking maintenance.
144	2	Joel Cayford	Y	Y	Oppose	Wastewater	None stated.	Concerned with lack of information, and how wastewater needs for the development will be met and paid for.
147	2	David Goold	N	N	Oppose	Wastewater	Seek amendment.	Concerned about limits of wastewater system that is already over loaded, and septic water evacuation. Requests further information and that the developer provides their own system.
148	8	Grant O'Malley	N	N	Oppose	Wastewater	seek amendment to residential intensity.	Concerned about impact on wastewater system , assumptions made need to be tested and verified so as to avoid costs on ratepayers.

150	2	William Keith Draper	N	Y	Oppose	Wastewater	Decline the plan change.	concerned that the wastewater system is inadequate to cope with increased housing.
151	3	Francis & Michael Hookings	Y	Y	Oppose	Wastewater	Decline the plan change.	Concerned about how the wastewater system will manage and potential costs to ratepayers, Applicant should provide its own system - if not feasible, council should require report to confirm capacity and condition of system. No agreement should be entered into without further consultation.
152	1	Carla Hood	Y	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
153	1	Philippa Muller	N	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.

155	5	Christine Basham	Y	Y	Oppose	Wastewater	Decline the plan change.	Community loses out with lack of independent wastewater system.
156	3	Clive Boonham	Y	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose proposed connection to council system, application should pay for their own scheme. If connection is required, further information is needed as to how it will cope with capacity - as currently the residents have been advised there is not capacity. A development agreement is required to address any costs so that this does not fall on the residents.
159	4	Anne Hollier	Y	Y	Oppose	Wastewater	Decline the plan change.	oppose connection to council wastewater system. Recent information suggest it doesn't have capacity now, let alone with additional 1000 dwellings. Applicant should provide own facility.
160	3	Judith Anne Boonham	Y	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose proposed connection to council system, application should pay for their own scheme. If connection is required, further information is needed as to how it will cope with capacity - as currently the residents have been advised there is not capacity. A development agreement is required to address any

								costs so that this does not fall on the residents.
163	1	Sue Fountain	Y	Y	Oppose	Wastewater	Decline the plan change.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
164	1	Alan Preston	Y	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
165	6	Alex and Linley Galbraith	n	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.

166		Mark Watson Rowbotham	Y	Y	Oppose	Wastewater	Confirmation that the wastewater system has capacity for residential and commercial area, and re-evaluation of calculations for volumes.	Insufficient investigation. Calculation in 6.1.19 of the AEE do not reflect the possible yields as per table 16.8.2.2.
167	1	Tony Baker	y	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of
168	1	James Bremner	Y	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose the changes due to proposed wastewater connections and potential implications on ratepayers. The design of the plant may be undersized and the development load unknown.
169	1	Jedda Kelly	y	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
170	4	John Dawson	Y	Y	Oppose	Wastewater	Not stated	Concerned about the factual deficit between KDC statement that plant has capacity to cope with the additional households and previous statement that it doesn't. p , pp

171	1	Euan Upston	y	Y	Oppose	Wastewater	Decline the plan change and require it to be re-submitted with additional information.	supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be
173	2	Peggyann Colville	N	Y	Seek amendment	Wastewater	Grant the application on the condition that a proper and full investigation is carried out re capacity, and ensure no additional costs to ratepayers.	Concerned with the additional load on wastewater system.
174	2	Neil Torrie	N	Y	Oppose	Wastewater	Applicant provides their own scheme.	Oppose connection to the wastewater system, existing system is already near capacity, development details not yet finalised and could place huge demand on system. Must be considered in creation to the size for impact to the existing system. Any upgrade should not cost the development. More evidence required.
175	1	John Southward	Y	Y	Oppose	Wastewater	Not stated	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment. I oppose policies 16.3.9.14 The policy that required that all

178		Richard Smith	y	Y	Oppose	Wastewater	Decline the plan change.	wastewater system be connected to the councils existing waste water. Treatment system. Current system is at capacity, concerned community will have to foot the bill. Applicant should provide it.
179		David & Janet Norris	N	Y	Oppose	Wastewater	Further information and consultation.	Applicants should provide own facility. Volume of discharge unclear.
180		Josie Gritten	y	Y	Oppose	Wastewater	Decline the plan change.	Oppose connection to wastewater system. Concerned about capacity. Lack of information re: discharge volume and capacity. No reliable evidence to suggest the current system is adequate. Applicant should provide own system.
184	6	Rob & Mary Farmer	Y	Y	Oppose	Wastewater	Decline the plan change.	Existing system doesn't have capacity. The area covered by the structure plan should provide sufficient treatment. Each title should be required to pay the same connection fee to wastewater - no exemption. Water quality of discharged wastewater should comply with the National Policy Statement.
185	2	Faye & James Shewan	Y	Y	Oppose	Wastewater	Decline the plan change and request further information.	Oppose the connection to the wastewater system, concerned about capacity and unfairly disadvantages people who purchased property for

								the future to be advised that there was no capacity for connection.
186	1	Sally & Richard Wood	N	Y	Oppose	Wastewater	More discussion with ratepayers.	Concerned that the applicant is connecting to existing system. Ratepayers had been assured by Andrew Guest that they would be providing their own.
188	3	Cheryl Mitchell	N	Y	Oppose	Wastewater	Require developer to build and maintain own system.	Oppose developer latching onto wastewater system.
189	1	Grant Mitchell	Y	Y	Oppose	Wastewater	Provide own wastewater system.	Concerned about capacity and expenditure required to extend facility to accommodate the development.
190	1	Roger Bull	Y	Y	Oppose	Wastewater	Decline the plan change.	Concerned that connection to the wastewater system will overload it, applicant should provide their own system. Lack of detail re number of connection and no provision for capital costs.
192	1	Elizabeth & Toby Evans	N	n	Oppose	Wastewater	Decline the plan change.	Concerned that connection to the wastewater system will overload it, applicant should provide their own system. Lack of detail re number of connection and no provision for capital costs.
193	1	Kathy Gordon	n	N	Oppose	Wastewater	Decline the plan change.	Oppose connection to wastewater system, applicant should provide their own. No evidence to suggest

								capacity. Told by Andrew Guest applicant would provide wastewater.
194	2	Raewyn Torrie	N	Y	Oppose	Wastewater	Decline the plan change.	Concerned about demand on wastewater system and potential costs to ratepayers. Lack of evidence to confirm the system has capacity. Applicant should provide own scheme.
197	4	Barbara Pengelly	Y	Y	Oppose	Wastewater	Assurance that any further costs will not come back to ratepayers and hydrological report.	Concerned about capacity of wastewater system and potential costs to ratepayers, no evidence to suggest the scheme can support 1000 new residential dwellings.
198	8	Lisa Marshall	Y	y	Oppose	Wastewater	Decline the plan change and request further information.	Oppose connection to KDC treatment plan, applicant should have to supply own facility. Concerned with lack of detail re number of connections and volume of discharge, further consultation should be undertaken with ratepayers before agreement to wastewater treatment.
199	2	Shane Cullen	Y	Y	Oppose	Wastewater	Review total water take from groundwater.	Concerned about the effect of water extraction on the water table. Concerned about effects on the water supply they currently use for stock.

200	3	Ella Rickit	N	N	Oppose	Wastewater	That the Council will not enter into any agreement in respect of wastewater treatment for Mangawhai Central without full and open consultation with ratepayers including providing ratepayers with a copy of the engineering report.	There are serious concerns that the current waste water infrastructure cannot accommodate this huge increase in residential and commercial development. We need an independent report on the plant, the reticulation, the pumping system, and the discharge system - which tell us how much capacity it has and its projected longevity. The existing community has grave concerns that the increased strain on the system could mean another huge expense for ratepayers which we cannot afford. In other words - we worry that the property developer and council are externalising the true cost of the new development by getting ratepayers to pay for wastewater upgrades.
5	2	Alex Flavell-Johnson	N	N	Oppose	Water Supply	Decline the plan change.	Oppose extraction of groundwater resources from Mangawhai aquifers, especially with climate change.
6	1	Samantha Wood	N	N	Oppose	Water Supply	Decline the plan change.	Access to the local aquifer will not cope with the 2019/20 drought and will not be able to support the commercial / residential development in the plan change. Breaching sandstone in development of drainage systems could contaminate water

								source for this development and surrounding properties.
8	1	Gill Wharfe	N	N	Oppose	Water Supply	No increase in housing.	Mangawhai already has water supply issues. Increasing housing will impact residents as water is already scarce.
13	6	Desna Pilcher	N	N	Oppose	Water Supply	Decline the plan change.	Does not agree with the use of aquifer water as opposed to tank water like everyone else.
16	3	Thomas Williams	N	N	Oppose	Water Supply	Clear information regarding where water supply will be sourced from, expected volumes and back up plans to cater for climate change.	Concerned about how reticulated water will be supplied and what back up is proposed given the likely hood of increased droughts.
18	5	Sascha Tschirky	N	Y	Oppose	Water Supply	Decline the plan change.	Concerned that the water dams have been removed and that the bore will run out.
19	6	Corinne Callinan	Y	Y	Oppose	Water Supply	Further information as to how the water allocation was calculated, how much was paid for access and if RC has been granted.	Concerned how the bore allowance has been calculated for Mangawhai Central.
21	5	Raewyn Dodd	N	N	Oppose	Water Supply	Decline the plan change.	Concerned that local aquifer will be over-taxed.
22	7	Ken Marment	N	N	Oppose	Water Supply	Decline the plan change.	Concerned that water supply will 'grossly' effect the aquifer, Mangawhai water supply is already inadequate and affected by drought.

								Another development should not be allowed until water storage in place.
23	2	Natalie Bray-Gunn	N	N	Oppose	Water supply	None stated.	Opposes water being taken from aquifer that supplies the community.
24	4	Roger & Megan Kendall	Y	Y	Oppose	Water Supply	None stated.	Concerned with up to 100,000L a day being taken from the aqueduct given that it was nearly dry in 2020.
25	2	Miguel Hamber	N	N	Oppose	Water Supply	Council to engage an independent consultant (and Viranda to fund) to carry out a full new investigation on the current capacity of the aquifer and the long term effects of the proposal.	Oppose any changes to Viranda's original submission that allow disproportionate use of the aquifer.
26	3	Simon Hardley	N	N	Oppose	Water Supply	Changes should not be allowed until consultation is made and community support achieved.	Concerned that there are insufficient water resources to cope with this number of additional residential dwellings.
28	4	Geoffrey William Campbell	N	N	Oppose	Water Supply	Assurance from Kaipara Council that his property wont be adversely affected as a result of the bore.	Concerned about slumping of land /land movement or liquid pooling on his property.
29	2	Wendy Sheffield	Y	Y	Seek Amendment	Water Supply	Amend application to require Roof collection for water supply.	Concerned with impact om water supply.
30	1	Sandie Souter	N	N	Oppose	Water Supply	Applicant to supply own water storage supply.	Concerned with impact on underground water supply and effects on current users.

40	2	Dion Pilmer	N	N	Oppose	Water Supply	None stated.	Concerned that the proposal could overload the aquifer.
42	1	Johanna Baylis	N	N	Oppose	Water Supply	Require roof top water collection.	Concerned about the proposed waster supply given the limited availability particularly in drought.
45	2	Vivienne Martens	N	N	Seek Amendment	Water Supply	Decline the plan change.	Opposes the reliance on underground natural water supply instead of water tanks for each property, concerned about droughts becoming more common.
46	2	John Stephens	Y	Y	Seek Amendment	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
48	2	Nicky Crocker	N	N	Oppose	Water Supply	Decline the plan change.	Infrastructure cannot cope.
49	1	Paul Walyon	N	N	Oppose	Water Supply	None stated.	Opposes water supply.
54	2	Robin Hale	y	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
55	8	Gary Cameron	N	Y	Oppose	Water Supply	Decline the plan change.	Opposes use of aquifer for water supply.

56	8	Elizabeth Cameron	N	Y	Oppose	Water Supply	Decline the plan change.	Opposes use of aquifer for water supply
58	2	Katie Richards	N	N	Oppose	Water Supply	None stated.	Oppose the change to water supply, residential units should have tanks. Research required into reservoir capacity and effects of climate change e.g. drought.
59	2	Gary Colhoun	Y	Y	Oppose	Water Supply	None stated.	Lack of clarity re water supply, independent assessment required.
60	2	Jan Colhoun	Y	Y	Not stated	Water Supply	None stated.	Not enough information about the water supply.
63	2	Grant McCarthy	Y	Y	Seek Amendment	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
64	2	Aaron McConchie	Y	Y	Seek Amendment	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further hydrological assessment required that considered effects of climate change on aquifer . Roof water harvesting should be mandated. Need solid policies re water storage.
66	3	Gail Williams	N	N	Oppose	Water Supply	None stated.	Concerned that NRC has approved the water draw from the Mangawhai bore, particularly given the water shortage in the region.

								Notes that the lot sizes are too small to support water tanks.
69	3	Helen Current	N	N	Oppose	Water Supply	Decline the plan change.	Concerned about lack of viable waste supply provision.
70	2	Glen Real	Y	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
71	2	Rachael Williams	Y	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, proposal does not adequately provide for freshwater further information required that considered effects of climate change on aquifer so effects on existing users can be understood. NRC need more robust before granting consent for additional usage. Concerned about fire waster supply and impacts of drought. Ground water should not be relied upon, tanks should be required.
72	2	Alison Baird	N	N	Oppose	Water Supply	Council to address all issues, protect the harbour and if the development proceeds - for it to be sympathetic to the existing environment.	Houses should be collecting rainwater, water should not be taken from aquifer. Concerned about low water table.

73	2	Ross Hinton	Y	Y	Seek Amendment	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
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74	2	Joy Murray	Y	Y	Seek Amendment	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
76	2	Phillip Murray	Y	Y	Seek Amendment	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
78	4	Ian Fish	Y	Y	seeks amendment	Water Supply	Council rejects application and requires further supporting evidence.	Opposes water being taken from aquifer with no hydrological assessment, no consideration of effects of climate change.
79	2	Denise Stuart	Y	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.

80	2	Brenda Coleman	N	N	Oppose	Water Supply	Decline the plan change.	Concerned with lack of consideration given to alternative water supplied. Aquifer is being depleted. Should harvest rainwater. NRC granted extraction unlikely to be sufficient.
82	2	Neil Wilson	N	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
83	2	Graeme White	N	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Opposes proposed water supply connection no evidence provided to suggest there is capacity. Original proposal was supposed to draw from a dam in the Brynderwyns - why was this not followed.
84	2	Graham & Gloria Drury	Y	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
85	4	Sue Clayton	Y	Y	Oppose	Water Supply	Publicise what has been granted and additional public consultation.	Aquifer is not infinite, needs to be another source such as rainwater harvest.
87	2	Dianne Glucina	N	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required

								that considered effects of climate change on aquifer so effects on existing users can be understood.
88	5	Cameron Shaw	Y	Y	Oppose	Water Supply	None stated.	Questions where potable water will come from and if the aquifer can handle it.
89	3	Gainor & Graham Kerrigan	N	Y	Oppose	Water Supply	None stated.	Object to aquifer for main water supply, questions where the supporting research is and if NRC has already issued consent, questions if the bore has capacity on top of being emergency water supply for Mangawhai? Questions if climate change has been taken into account. Suggests that rainwater harvesting should be required.
90	3	Doug Lloyd	N	N	Seek Amendment	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Concerned that aquifer can support the volume of water required, and potential cost for ratepayers. Need independent hydrological assessment.
91	1	Jonathan Drucker	Y	Y	Seek Amendment	Water Supply	Address concerns about drinking water.	None stated.
94	5	Douglas V Moore	N	N	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose proposed draw from aquifer and tanks - will not adequately provide the necessary water. More detailed reports needed. Concerned about impact on the aquifer, drought and climate change.

95	8	Ella Grant	N	N	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, proposal does not adequately provide for freshwater further information required that considered effects of climate change on aquifer so effects on existing users can be understood. NRC need more robust before granting consent for additional usage. Concerned about fire waster supply and impacts of drought. Ground water should not be relied upon, tanks should be required.
96	3	S & G Hockenhull	N	y	seek amendment	Water Supply	Restrictions regarding water.	Water can't sustain the development - needs looking into.
98	3	Martina Tschirky	Y	Y	Oppose	Water Supply	None stated.	Concerned with proposed use of bore water instead of water tanks.
102	2	Bruce Rogan	Y	Y	Oppose	Water Supply	Decline he application. Council should be held account for granting resource consents illegally before the necessary district plan changes were approved.	Does the aquifer from which water will be extracted to support the commercial and domestic activities and have capacity to sustainably support demand. Where is the proof?
103	4	Gerard Wooters	N	N	Seek Amendment	Water Supply	Decline application until a revised housing density is provided.	Council should require an independent hydro geological assessment to understand implications for groundwater.
103	5	Gerard Wooters	N	N	Seek Amendment	Water Supply	Decline application until a revised housing density is provided.	Council should require an independent hydro geological

								assessment to understand implications for groundwater.
105	2	Janne Rowe linked to 1st submission	N	N	Oppose	Water Supply	Developer should build own infrastructure.	There are already water problems and allowing a new commercial development and residential development to tap into existing infrastructure is not on, initial proposal was that the developer provides their own.
106	2	Grainne Taylor	N	N	Oppose	Water Supply	None stated.	No provision for additional water supply
108	2	Tim Taylor	N	N	Oppose	Water Supply	None stated.	No provision for additional water supply.
110	2	Benjamin Finney	N	N	Oppose	Water Supply	None stated.	No provision for additional water supply
111	2	Myra Squire	N	N	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
112	2	Andrew Paul	N	N	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.

115	2	Debra Searchfield	Y	Y	Oppose	Water Supply	Decline the plan change.	With possible future droughts the aquifers will not have enough capacity.
120	4	Sherryll Burke	N	N	Oppose	Water Supply	Seek amendment.	High density housing is not suitable for community water supply, impact on other users not considered, especially during drought.
121	2	Kara Stones	N	N	Oppose	Water Supply	None stated.	Concerned about use of groundwater in drought prone environment, aquifer is limited sections should be large enough to accommodate water tanks. Water related costs must not fall on ratepayers.
124	4	Arnie & Yvette Leeder	N	N	Oppose	Water Supply	Decline the plan change.	Water supply has not been appropriately addressed.
125	2	Nick Carre	N	N	Seek Amendment	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
126	7	Joby Beretta	N	Y	Seek Amendment	Water Supply	Request further information.	Questions why a sustainable water source hasn't been proposed e.g. tanks instead of bore which is already low.
127	2	Georgina Carre	N	N	seeks amendment	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate

								change on aquifer so effects on existing users can be understood.
128	2	James Hislop	N	N	Oppose	Water Supply	Transparency in decision and no additional cost to ratepayers.	Concerned that the aquifer is being used to this extent, more evidence and figures needed to backup decision.

129	1	Beca Ltd	Y	Y	Neutral	Water Supply	A. Retain the fire safety emergency provisions as outlined in the body of the submission and: B Other consequential relief necessary to give effect to the matters raised in the submission	The proposed plan change and implementation of the Master Plan should take into account the operational requirements of Fire and Emergency, makes reference to specific provisions and to ensure when the site is developed there is adequate provision for fire fighting activities.
130	4	Mike Ferguson	Y	N	Oppose	Water Supply	Decline plan change and retain the current provisions.	Concerned about the change in the water table and the effect on the community and any ability to draw from the aquifer for the greater needs of the community in drought.
131	2	Moir Jackson	Y	Y	seek amendment	Water Supply	That KDC do not enter into an agreement with the developer.	Concerned about impact on aquifer and consideration of drought impacts. Questions if there has been any data modelling and concerned about impact on current users.
138	5	John Dickie	Y	N	Oppose	Water Supply	Decline the plan change.	100m3/day available under the existing consent not adequate for 1000 households proposed and commercial/industrial use. Already

								pressure on water supply, particularly in drought.
140	2	Stephanie Gibson	N	N	Oppose	Water Supply	Decline the plan change.	Opposes water take from bore, already under pressure especially in drought. Houses should have their own tanks.
141	2	Karl Kadlec	N	N	Oppose	Water Supply	Decline the plan change.	Water needs to be addressed.
142	1	Abby Meagher	N	N	Oppose	Water Supply	Decline the plan change.	Water collection provisions inadequate.
147	3	David Goold	N	N	Oppose	Water Supply	Seek amendment.	Concerned about proposed water supply, wants further information. Concerned about impact of weather conditions on water supply if developers don't provide own supply.
148	3	Grant O'Malley	N	N	Oppose	Water Supply	seek amendment to residential intensity.	Concerned about the sustainability of aquifer and impact on times of drought given it is the only local source of water.
150	3	William Keith Draper	N	Y	Oppose	Water Supply	Decline the plan change.	Considers that there is inadequate provision of water supply.
152	2	Carla Hood	Y	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
153	2	Philippa Muller	N	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered

								effects of climate change on aquifer so effects on existing users can be understood.
156	4	Clive Boonham	Y	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Considers water supply to be inadequate. No evidence to suggest that the bore has capacity to provide the volume of water for the development, as well as existing users particularly considering the effects of drought. No hydrological report has been provided. Rainwater harvesting should be required for water supply and fire
159	3	Anne Hollier	Y	Y	Oppose	Water Supply	Decline the plan change.	Oppose use of aquifer, this should be amended to include mandatory catchment of all roof water.
160	4	Judith Anne Boonham	Y	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Considers water supply to be inadequate. No evidence to suggest that the bore has capacity to provide the volume of water for the development, as well as existing users particularly considering the effects of drought. No hydrological report has been provided. Rainwater harvesting should be required for water supply and fire fighting supply.
162		Melanie Jane Gallo	Y	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose the proposed water supply as will be inadequate. Minimal

								detail provided on water supply network and how it will be managed, whopp will pay? q p p
163	2	Sue Fountain	Y	Y	Oppose	Water Supply	Decline the plan change.	further information required that considered effects of climate change on aquifer so effects on existing users can be understood.

164	2	Alan Preston	Y	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
165	1	Alex and Linley Galbraith	n	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	extended high use. Further information including hydrological assessment required.
166		Mark Watson Rowbotham	Y	Y	Oppose	Water Supply	A review of total water available and in comparison to total yield in table 16.8.2.2 and investigation into using some of the treated water from the wastewater plant	review of water quality talked about in AEE 6.7.24 will show suggested water treatment to be insufficient. 6.7.26 water calc don't reflect total achievable yield.
167	2	Tony Baker	y	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.

168	2	James Bremner	Y	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Concerned with the absence of overall design information, and total users not being defined.
169	2	Jedda Kelly	y	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
171	2	Euan Upston	y	Y	Oppose	Water Supply	Decline the plan change and require it to be re-submitted with additional information.	Oppose reliance on aquifer, properties should have rainwater tanks, further information required that considered effects of climate change on aquifer so effects on existing users can be understood.
172	2	Kevin Platt	Y	Y	Oppose	Water Supply	None stated.	Concerned about the effect of water extraction on the water table. Concerned about effects on the water supply they currently use for stock.
174	3	Neil Torrie	N	Y	Oppose	Water Supply	Feasibility of proposed water supply quantified in greater detail.	Oppose the changes in terms of water provision. NRC consent is for a finite amount of aquifer water but there is no indication of predicted usage. Rainwater harvesting in tanks is not reliable nor quantifiable amount of water. Using aquifer as base water could impact emergency source for community.

176	5	Peter Rothwell	y	y	Oppose	Water Supply	Not stated	Supply of water not adequately addressed, existing aquifer wont cope.
178		Richard Smith	y	Y	Oppose	Water Supply	Decline the plan change.	Oppose the use of the aquifer, concerned about capacity and effects on existing users.
179		David & Janet Norris	N	Y	Oppose	Water Supply	Further information and consultation.	Oppose the provision, no responsibility to harvest water. Concerned about drought implications and cost to residents.
180		Josie Gritten	y	Y	Oppose	Water Supply	Decline the plan change.	Concerned about water shortages and drought. Opposes use of aquifer and concerned that sufficient water for the development is not being proposed. Lack of information including effect on consent holders and consideration of drought and climate change.
180		Josie Gritten	y	Y	Oppose	Water Supply	Decline the plan change.	Concerned about water shortages and drought. Opposes use of aquifer and concerned that sufficient water for the development is not being proposed. Lack of information including effect on consent holders and consideration of drought and climate change.
184	7	Rob & Mary Farmer	Y	Y	Oppose	Water Supply	Decline the plan change.	Water supply is a critical issue, the existing proposal is not acceptable. The bore is insufficient to provide demand. The applicant should provide a reticulated supply that is

								<p>sufficient throughout the year. Requiring sprinkles for residential buildings would reduce the amount of water required to be set aside for fire fighting supply.</p>
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185	3	Faye & James Shewan	Y	Y	Oppose	Water Supply	Decline the plan change and request further information.	Oppose proposed water supply - what is opposed will not be sufficient , and will be an eyesore. Want further detail on exactly what is proposed and how drought and water shortage will be taken into consideration.
186	3	Sally & Richard Wood	N	Y	Oppose	Water Supply	None stated.	Concerned where the additional water supply will be coming from.
188	2	Cheryl Mitchell	N	Y	Oppose	Water Supply	Require water tanks.	oppose the development being allowed to use the aquifer droughts will continue and worsen. Must be requirement for water tanks.
189	2	Grant Mitchell	Y	Y	Oppose	Water Supply	Require Rain water tanks.	Concerned about the use of the aquifer - it is a critical resource that needs to be protected. All development should require rain water tanks. Consideration should be given to drought and climate change.
190	2	Roger Bull	Y	Y	Oppose	Water Supply	Decline the plan change.	Oppose the changes to provision of water, not sufficient. In respect of the aquifer, figures provided don't take into account drought. Concerned about effects on consent holders and minimum detail provided.
192	2	Elizabeth & Toby Evans	N	n	Oppose	Water Supply	Decline the plan change.	Oppose the changes to provision of wastewater, not sufficient. In respect of the aquifer, figures provided don't take into account drought, NIWA predicts Northland will experience around 10% more time in drought by 2040. Concerned about effects on consent holder and minimum detail provided.

193	2	Kathy Gordon	n	N	Oppose	Water Supply	Decline the plan change.	Oppose proposed water supply, does not consider it adequate particularly during drought.
194	3	Raewyn Torrie	N	Y	Oppose	Water Supply	Decline the plan change.	Oppose the change to water supply provision. NRC consent is for a finite amount of water and no predicted usage for development. Rainwater harvesting not reliable and susceptible to drought. Concerned about impact on emergency supply for Mangawhai.
197	5	Barbara Pengelly	Y	Y	Oppose	Water Supply	None stated.	Oppose the reliance on the aquifer supplemented by rain water tanks storage. Concerned about emergency use of aquifer.
198	9	Lisa Marshall	Y	y	Oppose	Water Supply	Decline the plan change and request further information.	Oppose the change to water supply provision. NRC consent is for a finite amount of water and no predicted usage for development. Rainwater harvesting not reliable and susceptible to drought. Concerned about impact on emergency supply for Mangawhai.
200	2	Ella Rickit	N	N	Oppose	Water Supply	The applicant should be required to obtain an independent Hydrogeological Assessment of the water capacity in the aquifer beneath the subject land, and the	Concerned about the water supply for the new development. Is this new development going to drain the water table at the expense of all the current residents? What happens when that

							viability of the proposals in respect of rainwater harvesting.	water is dangerously low or we have drought after drought each summer? What are they paying for access to this precious water? Conversations with water suppliers in the are say it is very difficult to get water and they are always looking for new sources. There was a 4 week wait for water at the height of summer and we are still officially in drought at the end of May.
3	1	Richard Percy	N	N	Support	Whole Plan Change	Approve the plan change.	The proposal supports conflicts between a growing town needs and providing economic opportunities which will benefit the overall community.
11	1	Scott Wightman	N	N	Oppose	Whole Plan Change	None stated.	None stated.
13	1	Desna Pilcher	N	N	Oppose	Whole Plan Change	Decline the plan change.	Parts need amended, should stick with the original.
16	6	Thomas Williams	N	N	Oppose	Whole Plan Change	Further information.	Need further information to measure the benefits against the negative outcomes.

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18	6	Sascha Tschirky	N	Y	Oppose	Whole Plan Change	Decline the plan change.	Oppose the plan change as a number of things are being withdrawn that are the only reason the development was accepted in the first instance putting even more environmental stress on Mangawhai if accepted.
22	6	Ken Marment	N	N	Oppose	Whole Plan Change	Decline the plan change.	The development was supposed to be sustainable and managed to ensure minimal impact. As proposed, the development would be sub standard development.
25	3	Miguel Hamber	N	N	Oppose	Whole Plan Change	Decline the plan change.	Council to stop treating Mangawhai like a cash cow and consider long term future effects to be a higher priority than short-term gains through increased rates.
33		Charlotte Scott	N	N	Oppose	Whole Plan Change	None stated.	None stated.
37	1	Belinda Tipene	N	N	Oppose	Whole Plan Change	None stated.	None stated.
38	4	Adam Minoprio	N	N	Oppose	Whole Plan Change	Decline the plan change.	Community supports the original plan.
41	1	Clive Currie	Y	N	Oppose	Whole Plan Change	Decline the plan change.	Planning should have been part of the RMC.
43	1	David & Marion Pilmer	N	N	Oppose	Whole Plan Change	Decline the plan change.	Suggest sticking with the original plan.

46	8	John Stephens	Y	Y	Seek Amendment	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Blance must be maintained so that standards of construction and not prejudiced. Th relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the ned for KDC to provide oversight.
48	1	Nicky Crocker	N	N	Oppose	Whole Plan Change	Decline the plan change.	Does not think it will be good for Mangawhai community, changes have not been discussed with ratepayers.
52	1	Garrett Hall	Y	Y	Oppose	Whole Plan Change	Decline the plan change unless significant amendments are made to address submitters concerns.	Opposes plan change due to overall adverse effects, considers it 'erodes' key provision of the previous Estuary Estates Structure Plan. Key elements to include from the EESP include the Green network provisions, provisions related to walking and cycling linkage, natural environment objectives, and Transport Network and Access Strategy (to be enhances with cycling provisions).

54	8	Robin Hale	y	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. The relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the need for KDC to provide oversight.
55	1	Gary Cameron	N	Y	Oppose	Whole Plan Change	Decline the plan change.	Opposes the application as the applicant have said that the plan change is similar to original application and it isn't. No timeline provided for development
56	1	Elizabeth Cameron	N	Y	Oppose	Whole Plan Change	Decline the plan change.	Opposes the application as the applicant have said that the plan change is similar to original application and it isn't. No timeline provided for development.
57	1	David Cunningham	N	N	Oppose	Whole Plan Change	Decline the plan change.	There is inadequate information on water use age and supply plus the impact of waste water on the local natural environment. Also the change doesn't allow for the impact on road users of the additional residential dwellings. The traffic management

								plan is inadequate for the environmental increased flow.
58	7	Katie Richards	N	N	Oppose	Whole Plan Change	None stated.	Disappointing that KDC are supporting the changes, they will damage the character and environment, and cost ratepayers.

63	8	Grant McCarthy	Y	Y	Seek Amendment	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. The relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the need for KDC to provide oversight.
64	7	Aaron McConchie	Y	Y	Seek Amendment	Whole plan change	Decline the plan change and require it to be re-submitted with additional information.	Further technical information required and needs to consider accumulative effects.
67	4	Allanna Pendleton	Y	Y	Oppose	Whole Plan Change	Decline the plan change unless applicant pays for own water supply and wastewater disposal.	Nothing proposed to improve the area, tax payers should not have to pay to service the subdivision, questions what happened to all the nice features of the original plan. The developer bought the land knowing

								the rules, and now want to do their own thing.
68	5	Peter Nicholas	Y	Y	Seek Amendment	Whole Plan Change	None stated.	Questions variance In 'up front payments' and what the proposal varies from the Mangawhai Plan.
69	1	Helen Current	N	N	Oppose	Whole Plan Change	Decline the plan change.	Opposed the original Estuary Estates proposal and its inclusion in the District Plan and considered that it seeks to avoid all conditions of the District Plan specifically those relating to lot size, density, public access for walking, and roading and walking connectivity. The proposal should be subject to the subdivision rules of the District Plan. Considers it likely that the plan change is to make the land more appealing to sell.
71	7	Rachael Williams	Y	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Staging and financial development contributions need to ensure coordinated development and that contribution is made for the share of growth related infrastructure costs. Asks that 16.3.10 be retained to protect ratepayers. Wants confirmation that development contributionspp p willp be paidp by applicant.g p p p

73	8	Ross Hinton	Y	Y	Seek Amendment	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. Th relevant rules and proposed changes should be assessed by an independent expert
74	8	Joy Murray	Y	Y	Seek Amendment	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. Th relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the ned for KDC to provide oversight.
75	1	Robin Walters	N	N	Oppose	Whole Plan Change	None stated.	None stated.
76	8	Phillip Murray	Y	Y	Seek Amendment	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. Th relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify

								consent costs and the ned for KDC to provide oversight.
78	6	Ian Fish	Y	Y	seeks amendment	Whole Plan Change	Council rejects application and requires further supporting evidence.	Concerned with dependency on cars, and concerned about timing of plan change when construction has already begun under existing consent.

79	8	Denise Stuart	Y	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. Th relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the ned for KDC to provide oversight.
80	8	Brenda Coleman	N	N	Oppose	Whole Plan Change	Decline the plan change.	Plan change removes the developer responsibility to meet the needs of the new community.
81	5	David Beattie	N	N	Oppose	Whole Plan Change	None stated.	More detail is required including who is behind the development.
82	8	Neil Wilson	N	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of

								construction and not prejudiced. The relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the need for KDC to provide oversight.
84	8	Graham & Gloria Drury	Y	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. The relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the need for KDC to provide oversight.
86	1	Paul Hendrickx	Y	Y	seeks amendment	Whole Plan Change	None stated.	Supports the current estuary estate plan with zone of permitted activities with application of resource consent to pursue discretionary activities.
92	1	Florian Primbs	N	N	Oppose	Whole Plan Change	Decline the plan change.	Get some professional independent planning help and consider the long term effects on the people and environment
93	1	Maylene Lai	Y	Y	Oppose	Whole Plan Change	None stated.	The merits of the earlier plan deserves careful reconsideration. Queries how

								increased density and smaller retail can be more viable.
95	1	Ella Grant	N	N	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Staging and financial development contributions need to ensure coordinated development and that contribution is made for the share of growth related infrastructure costs. Asks that 16.3.10 be retained to protect ratepayers. Wants confirmation that development contributions will be paid by applicant.
97	1	John Brown	N	N	seek amendment	Whole Plan Change	Decline the plan change.	The undue strain that will be place on the community through The over burdening of its water aquifers and sewage systems together with excess drainage and stormwater created from the proposed development.
98	1	Martina Tschirky	Y	Y	Oppose	Whole Plan Change	None stated.	extremely disappointed' with the development.
99	1	Paul Wightman	N	Y	Oppose	Whole Plan Change	Decline and undertake proper consultation.	Does not support application, not the development that it was supposed to be. Questions where the spatial plan for Mangawhai is and if this would be aligned.
106	4	Grainne Taylor	N	N	Oppose	Whole Plan Change	None stated.	Lack of strategic approach for Mangawhai need to maintain the identity and take holistic approach.

								KDC is not representing Mangawhai interests.
108	4	Tim Taylor	N	N	Oppose	Whole Plan Change	None stated.	Lack of strategic approach for Mangawhai need to maintain the identity and take holistic approach. KDC is not representing Mangawhai interests.
109	1	Daniel Taylor	N	N	Oppose	Whole Plan Change	Do not let them buy the land.	None stated.
110	4	Benjamin Finney	N	N	Oppose	Whole Plan Change	None stated.	Lack of strategic approach for Mangawhai need to maintain the identity and take holistic approach. KDC is not representing Mangawhai interests.
112	8	Andrew Paul	N	N	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. The relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the need for KDC to provide oversight.

113	1	Jo Lewin	N	N	Oppose	Whole Plan Change	None stated.	Mangawhai needs a proper, up to date structure plan that clearly projects relevant improvements to the current infrastructure that the increase in population from such a large development will present. No evidence or clear drat showing the need for additional housing.
114	1	Prasado Struab	N	N	Oppose	Whole Plan Change	None stated.	None stated.
116	1	John White	Y	Y	Oppose	Whole Plan Change	Decline the plan change.	This has been a total marketing job where the developers have sold the community a concept and plan and vision and are now looking to cash in. Kaipara does not seem to be objective. Need responsible town/ regional/ environmental planning.
117	5	Lukas Kendall	N	N	Oppose	Whole Plan Change	Decline the plan change.	I highly disagree with every thing this subdivision stands for. This is not the Mangawhai way and will change the character and way of life.
122	1	Juliet Pendleton	N	N	Oppose	Whole Plan Change	Decline the plan change.	There is no benefit to the existing community simply a money making venture for Viranda and the council not acting in the best interest of the community.
124	1	Arnie & Yvette Leeder	N	N	Oppose	Whole Plan Change	Decline the plan change.	The development will destroy the existing infrastructure of the Village and the Heads and will have an

								enormous adverse environmental effects. wastewater, water supply and water runoff are issues that have not been addressed.
125	8	Nick Carre	N	N	Seek Amendment	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. Th relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the ned for KDC to provide oversight.
126	5	Joby Beretta	N	Y	Seek Amendment	Whole Plan Change	Request further information.	Questions why the cumulative effects have been removed from consideration in Table 16.7.4-1. Requests updated concept plans. Questions why protection has been deleted in 16.14 and 16.15 and asks what is proposed instead.
127	8	Georgina Carre	N	N	seeks amendment	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. Th relevant rules and proposed changes should be assessed by an independent

								expert to ensure that there is a balance between the desire to simplify consent costs and the need for KDC to provide oversight.
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130	9	Mike Ferguson	Y	N	Oppose	Whole Plan Change	Decline plan change and retain the current provisions.	of Mangawhai communities unique landscape and heritage. Requests an independent commission . Wants assurance that any future costs resulting from Council decision will be spread amongst
131	4	Moirra Jackson	Y	Y	seek amendment	Whole Plan Change	That KDC do not enter into an agreement with the developer.	Feels as though the proposed changes are major and the land is in a strategic location with issues relating to infrastructure, and environmental concerns. Further community input is needed.
132	1	Heather Crosbie	N	N	Oppose	Whole Plan Change	None stated.	Concerned about the major changes, potential for 1400 residential sites, way too much for our beach town. No provisions for Tank water - Nor bores! No increase in rates.

134	1	Belinda Vernon	Y	N	Oppose	Whole Plan Change	Seek amendment.	<p>I SUPPORT the general concept of the ‘Mangawhai Central’ development, as outlined at various public meetings in recent years. I acknowledge that Chapter 16 of the District Plan is outdated and not fit for purpose. I SUPPORT its revision. However, I OPPOSE the extent of the changes proposed in PC78. the physical area encompassed by Chapter 16 is a critical component in creating and nurturing a vibrant community within Mangawhai, built around the ‘village’, ‘central’ and ‘the Heads’. It is currently a blank canvas. The way it develops, or is developed, will have a strong influence on the sense of community in Mangawhai and the ‘vibe’ of the community. It has the potential to make it or break it. SUPPORT a modified plan change to Chapter 16 that SUPPORTS the concept of community</p> <p>SUPPORTS enhancing environmental values and</p> <p>Avoids creating or encouraging houses to be built so close together that there is no privacy, such that</p>
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								neighbours are essentially forced to live in each other's houses.
138	1	John Dickie	Y	N	Oppose	Whole Plan Change	Decline the plan change.	Due to its size, the development will result in significant implications which have not been addressed. The application provides no assessment of alternatives, or assessment of how the plan change will affect Mangawhai and wider Kaipara District. Public comment indicates that a significant section of the community does not favour what is proposed.
144	6	Joel Cayford	Y	Y	Oppose	Whole Plan Change	None stated.	Concerned about lack of development strategy for Mangawhai, requests supporting infrastructure and financing plans organised in accordance with NPS UDC prepared with the community and stakeholder engagement. Requests inclusion for triggers staging the development implementation, linked with staged

								provision of infrastructure to avoid risk of uncontrolled growth.
146	1	Melissa Hunt	N	N	Oppose	Whole Plan Change	None stated.	Proposed amendments will not work in the community.
152	8	Carla Hood	Y	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. The relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the need for KDC to provide oversight.
153	8	Philippa Muller	N	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. The relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the need for KDC to provide oversight.

155	1	Christine Basham	Y	Y	Oppose	Whole Plan Change	Decline the plan change.	Preferred the original plan with max 500 residential units, green space and staging of community facilities, larger lots around wetland areas. Provision of queens chain and retention of gum diggers track for public access.
156	1	Clive Boonham	Y	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Supports many aspects of the proposal and understands that the existing Estuary Estate Plan has significant deficiencies however is concerned with the vague and general information provided, particularly in regards to the provision of infrastructure.
156	10	Clive Boonham	Y	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. Th relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the ned for KDC to provide oversight. Application must have particular regard to s32(1)(a), (b) and (c). Application fails to appropriately assess environmental, economic, social and cultural

								effects specifically on amenity values and special nature of Mangawhai.
160	1	Judith Anne Boonham	Y	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Supports many aspects of the proposal and understands that the existing Estuary Estate Plan has significant deficiencies however is concerned with the vague and general information provided, particularly in regards to the provision of infrastructure.
160	10	Judith Anne Boonham	Y	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. The relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the need for KDC to provide oversight. Application must have particular regard to s32(1)(a), (b) and (c). Application fails to appropriately assess environmental, economic, social and cultural

								effects specifically on amenity values and special nature of Mangawhai.
162		Melanie Jane Gallo	Y	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Concerned about lack of information and quantification. No incentive for developers , council or government to deliver on community infrastructure as it has been presented on Mangawhai Central Opposeswebsite. Promisethe proposed but no plan requirement change, in respectto make of good. the proposed
164	8	Alan Preston	Y	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. Th relevant rules and proposed changes should be assessed by an independent expert
166		Mark Watson Rowbotham	Y	Y	Oppose	Whole Plan Change	Relief is sought to give effect to this submission.	AEE talks about aims and objectives etc of NRC and NZCPS but have removed obligations in Chapter 16 to met any of the responsibilities. AEE incorrectly states no protection order over zone 8. Agree with conclusion in AEE in 3.2.3 - 3.2.6.

167	8	Tony Baker	y	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. The relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the need for KDC to provide oversight.
169	8	Jedda Kelly	y	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. The relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the need for KDC to provide oversight.
171	8	Euan Upston	y	Y	Oppose	Whole Plan Change	Decline the plan change and require it to be re-submitted with additional information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. The relevant rules and proposed changes

								should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the need for KDC to provide oversight.
174	1	Neil Torrie	N	Y	Oppose	Whole Plan Change	Not stated	Oppose the proposed plan change in respect of the proposed changes to the consenting process on the grounds that this will reduce the number of consents needed and ability for council to effectively manage the development.
175	4	John Southward	Y	Y	Oppose	Whole Plan Change	Not stated	Oppose the proposed plan change in respect of the proposed changes to the consenting process on the grounds that this will reduce the number of consents needed and ability for council to effectively manage the development.
177	1	Graham Bayes	Y	y	Oppose	Whole Plan Change	Request further information.	Need to understand what the completed development will look like - need layout, plans, elevations and perspectives. Requests review of reports.
179		David & Janet Norris	N	Y	Oppose	Whole Plan Change	Further information and consultation.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction are not prejudiced. Th

								relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the need for KDC to provide oversight.
182		Mangawhai Central Limited	Y	y	Support	Whole Plan Change	Plan change be approved subject to consequential amendments outlined in submission.	Submitter seeks a number of consequential amendments to various chapters.
183		Trewby & Rosemary Bull	N	Y	seek amendment	Whole Plan Change	Due consideration to these matters.	encouraging to see and hear the proposals which have been announced for the development of this area.
194	1	Raewyn Torrie	N	Y	Oppose	Whole Plan Change	Decline the plan change.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. The relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the need for KDC to provide oversight.
195	1	David Ainley	Y	Y	Oppose	Whole Plan Change	Decline the plan change.	To maintain the status quo as it currently stand.

196	2	David Macpherson	y	Y	Oppose	Whole Plan Change	Decline the plan change.	Proposal seeks a less prescriptive approach and will result in poor urban and planning outcomes. Current provisions result in better outcomes and 'checks and balances. Concerned that the proposal is not giving appropriate effect to Part 2 of the RMA and the proposal doesn't not represent the most appropriate means of exercising councils functions in terms of efficiency and effectiveness.
198	10	Lisa Marshall	Y	y	Oppose	Whole Plan Change	Decline the plan change and request further information.	Opposes the proposed plan change, in respect of the proposed changes to the consenting process. Balance must be maintained so that standards of construction and not prejudiced. Th relevant rules and proposed changes should be assessed by an independent expert to ensure that there is a balance between the desire to simplify consent costs and the ned for KDC to provide oversight.
201	1	Adam Gaston	N	N	Oppose	Whole Plan Change	Decline the plan change.	Don't do it. It'll be a financial flop.
202	1	Alycia Chapman	N	N	Oppose	Whole Plan Change	Decline the plan change.	Business can't cope with the mass influx of people.

207	1	Donna Flavell	N	N	Oppose	Whole Plan Change	Decline the plan change.	There is no up-to-date structure plan for Mangawhai. There has been on proper sequencing for provision of infrastructure. Inadequate assessment of need and demand for additional housing the area. Loss of green space. Mangawhai not set up to cope with increase in population, ie, schools, libraries, medical etc.
208	1	Sandy Morrison	N	N	Oppose	Whole Plan Change	Decline the plan change.	There is no up-to-date structure plan for Mangawhai. There has been on proper sequencing for provision of infrastructure. Inadequate assessment of need and demand for additional housing the area. Loss of green space. Mangawhai not set up to cope with increase in population, ie, schools, libraries, medical etc.

Further Submissions

Submission #	Name	Address 1	Address 2	Post Code	Heard Y/N	Support/ Oppose	Date Received	Attachment
134.16.3.5	Te Whai Community Trust	54b Jack Boyd Drive	Mangawhai Heads	573	Y	S	21/07/2020	N
112.7/152.2/63.7	David Cunningham	4 Holiday Crescent	Mangawhai Heads	505	N	S	3/08/2020	N
68/90/144/54/71	Doug Lloyd and others	81 Avocado Lane	RD5, Wellsford	975	Y	S	3/08/2020	Y
144.2	John Dickie	15 Mangawhai Heads Road	Mangawhai Heads	505	Y	S	4/08/2020	Y
156	Clive Boonham	25 Alamar Crescent	Mangawhai Heads	505	Y	S	4/08/2020	Y
157/123	Forest and Bird	PO Box 2516	Christchurch	8140	Y	S	4/08/2020	Y
100.1/52.1/126.1/144.3/47.3/19.1/57.1/10.3/13.7/164.6/158.9/112.6/80.5/152.6/156.8/79.6/171.6/84.6/177.3/63.3	NTA	Private Bag 9023	Whangarei	148	Y	S in part	4/08/2020	Y
Rejected by Commissioners at the hearing under Schedule 1 Clause 8 of the RMA.	Eric Muller	15 / 161 Tara Road	Mangawhai Heads	573	N/A	N/A	2/08/2020	N
Did not mention original submissions but made his own original submission #31	Ross Hill	52A Aitkin Road	Mangawhai	573	N	S	2/08/2020	N

Appendix 3: Amendments to the Kaipara District Plan

Estuary Estates

General Description

Description Of The Estuary Estates Structure Plan

The *Estuary Estates Structure Plan* area is comprised of approximately 130 hectares of land located on the upper Mangawhai Harbour. It sits to the west of Molesworth Peninsula, south of the Mangawhai Heads settlement and northwest of Mangawhai Village.

Relationship of the Mangawhai Structure Plan and the Estuary Estates Structure Plan

The provisions of Chapter 16 and the Estuary Estates Structure Plan have precedence over the Mangawhai Structure Plan 2005.

[DELETED]

Description of the Estuary Estates Structure Plan Provisions

The Estuary Estates Structure Plan Map is provided in Appendix E of this District Plan.

This Chapter has its own set of definitions in Section 16.13 which apply specifically to the Estuary Estates Structure Plan area.

Where any 'alternative' definitions are contained within Chapter 24 of the District Plan, the definitions in Section 16.13 apply.

In all other cases the definitions contained within Chapter 24 of the District Plan will apply.

The Sub-Zones contained within the Estuary Estates Structure Plan area include the:

- Business 1 Sub-Zone;
- Residential 3A to 3D Sub-Zones;
- Service 7 Sub-Zone; and
- Natural Environment 8 Sub-Zone.

The Sub-Zones shown on Map 56A in Map Series 1. Each of these Sub-Zones provides for a specific mix of land use activities with corresponding Subdivision and Development Controls.

The *Estuary Estates Structure Plan* Map, together with the associated Development Control Rules and subdivision provisions discussed below are the means through which the environmental and amenity values contemplated by the *Structure Plan* will be achieved.

For each Sub-Zone, Development Controls define the nature and scale of development that is considered appropriate for each particular Sub-Zone to ensure consistency with the outcomes promoted by the *Structure Plan*.

The Permitted Activity Standards and Development Controls rely upon Development Control parameters such as coverage, density, height, height in relation to boundary, yards and other environmental effects related controls to achieve the integration and secure the stated Policy outcomes for the area.

The Subdivision provisions include minimum Site Area Standards. In the case of the Residential 3 Sub-Zones there is provision for a higher number of residential units to enable multi-level development of separate dwelling units and a diversity of housing typologies and lifestyle choice across the A-D areas.

Provision for integrated residential development is also enabled via an overlay on the *Structure Plan* to encourage diversity in housing typologies and lifestyle options in close proximity to the Business 1 Sub-Zone.

Estuary Estates Design and Environmental Guidelines (Appendix 16.1)

The *Estuary Estates* Design and Environmental Guidelines address a range of environmental and design matters. They are used as Resource Consent application assessment criteria to enable the *Estuary Estates Structure Plan* provisions to be properly interpreted to achieve the outcomes.

[DELETED]

District Plan Wide Provisions

In any instance where your property is subject to any site feature or management unit (Map Series 2) and the Rules in the relevant Part C Chapter overlap with (or duplicate a Rule in this Zone Chapter), the Rules in the Part C Chapter shall take precedence.

In any instance where works in the road (road reserve) or network utility activities are proposed and the Rules in Chapter 10 and 11 (respectively) overlap with (or duplicate) a Rule in this Zone Chapter other than those listed in 16.11A, the Rules in Chapter 10 and 11 (respectively) shall take precedence.

Kaipara District Council Engineering Standards 2011 shall apply. The following documents should also be referred to as they may contain Standards which apply to a particular site or proposal.

- Austroads Guide to Traffic Engineering Practice;
- Austroads Urban Road Design;
- NZS 4404:2010 Land Development and Subdivision Engineering.

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

Objectives and Policies

Natural Environment Objective

To conserve, protect and enhance the landscape, recreational and ecological resources associated with wetlands, streams, coastal marine area and identified areas of indigenous vegetation.

Policies

- 1) **[DELETED]**

- 2) By recognising and providing for the preservation and enhancement of the significant ecological habitat adjacent to the Tara Estuary.
- 3) [DELETED]
- 4) [DELETED]
- 5) [DELETED]
- 6) By ensuring development contributes to revegetation, so as to enhance the landscape and extend ecological linkages.
- 7) [DELETED]
- 8) **[RELOCATED FROM 16.3.7.1]** By using specific Development Controls for earthworks, in order to manage development and thus achieve the protection and enhancement of the natural environment.
- 9) **[RELOCATED FROM 16.3.7.1]** By ensuring that site works associated with subdivision and development avoid adverse effects on water courses, areas of ecological value, arising from changes to land form and the generation of sediments.
- 10) By ensuring that stormwater is managed and treated to maintain and enhance the health and ecological values of the wetlands, streams and the coastal marine area.
- 11) All land use, development and subdivision must be designed and implemented to be consistent with the relevant Regional Stormwater Discharge Consent, including the application of water sensitive design.
- 12) Enabling land vested in Council for reserve purposes to be developed and utilised for its vested purpose.
- 13) By recognising the impact of climate change and ensuring subdivision and development can avoid, remedy or mitigate hazards associated with climate change.

Amenity Objective

To create new and enhance existing amenity values of the *Estuary Estates Structure Plan area*.

Policies

- 1) [DELETED]
- 2) By implementing the structure plan, development and subdivision controls, assessment criteria, Appendix 25A – Mangawhai Design Guidelines and *Estuary Estates* Design and Environmental Guidelines in Appendix 16.1 to achieve an integrated high quality, built environment with a strong pedestrian focus associated with buildings fronting on to and having a clear relationship with the street to provide amenity and passive surveillance with architectural forms compatible with the coastal, small town character of Mangawhai.
- 3) [DELETED]
- 4) By implementing the Development Controls to ensure the amenity values of the *Estuary Estates Structure Plan area* are maintained and enhanced.

- 5) **[DELETED]**
- 6) **[DELETED]**
- 7) To ensure that roads are developed as high quality public spaces by incorporating amenity features as such as tree planting.
- 8) By managing the density of development within the residential sub-zones so as to reduce landscape and visual effects.
- 9) By providing for a walkway network associated with the roading network and where practicable through green corridors.

[DELETED]

[DELETED]

Business and Service Objectives

1. To provide for the town centre and service area while, ensuring that the adverse effects of those activities are avoided, remedied or mitigated.

2. **[RELOCATED AND AMENDED FROM 16.6.1.2]** To create a distinctive, attractive and vibrant town centre.

Policies

- 1) By providing specific Sub-Zones to enable business and service activities to provide for social, cultural and economic wellbeing and to manage the effects of such activities upon amenity values and the environment.
- 2) By using specific development and subdivision controls and the *Estuary Estates* Design and Environmental Guidelines to ensure development within the Business 1 Sub-Zone achieves an integrated high quality built environment with a strong pedestrian focus, and a high quality streetscape.
- 3) **[DELETED]**
- 4) **[DELETED]**
- 5) By providing for servicing and manufacturing opportunities in Service Sub-Zone 7 that require large-land areas.
- 6) By providing for residential activities within the Business 1 Sub-Zone; where adverse effects on residential amenity from business activities or buildings can be avoided, remedied or mitigated.
- 7) **[DELETED]**
- 8) **[RELOCATED FROM 16.6.1.2]** By using a comprehensive Development Control approach and applying environmental and design provisions to achieve an attractive and locally identifiable built form commensurate with the town centre's 'gateway character'.
- 9) **[RELOCATED FROM 16.6.1.2]** By ensuring that development achieves a quality built environment where bulk unrelieved building facades do not occur along road frontages and the design of buildings,

open space and parking areas enables a lively streetscape, with safe and convenient pedestrian connectivity.

- 10) **[RELOCATED AND AMENDED FROM 16.6.7.2]** In Service Sub Zone 7, by ensuring a reasonable level of on-site amenity and streetscape is achieved by implementing the Development Controls.

[DELETED]

[DELETED]

Residential Objective

To provide for a diverse range of residential living opportunities and to promote residential intensification *in proximity to the* Business Sub-Zone 1.

Policies

- 1) By enabling a range of Sub-Zones to provide for diverse housing to support the Business Sub-Zone 1 and to accommodate growth within Mangawhai.
- 2) By ensuring that the type and intensity of residential activity in each Sub-Zone occurs at a level that will not result on significant adverse landscape or visual effects on the environment.
- 3) By ensuring a high level of on-site residential amenity is provided together with the appropriate maintenance of amenity to neighbouring sites and the streetscape.
- 4) By ensuring that the outdoor living needs can be met through the use of courtyards, communal areas and balconies.
- 5) By ensuring a high quality of built environment is developed which relates positively to the street, neighbouring properties and open spaces.
- 6) By encouraging integrated residential development in proximity to the Business Sub-Zone 1 to assist with enabling a diversity of housing typologies.
- 7) **[DELETED]**
- 8) By providing for non-residential activities, or home occupations, education and/or childcare facilities where the activities do not adversely affect residential amenity.
- 9) By providing for residential growth in an integrated urban form.
- 10) By minimising rear lots so as to give sites the spacious outlook area of a street, as well as a street address that connects each lot into the neighbourhood.

[DELETED]

[DELETED/ POLICIES 1) & 2) RELOCATED TO 16.3.1.1]

Transport Objectives

1. To achieve a high amenity, well connected, low speed and sustainable roading network that provides for easily and safely accessed, development.
2. **[RELOCATED & AMENDED FROM 16.9.2.1 OBJECTIVE 1]** To develop a roading network which integrates safely and efficiently with the surrounding roading network whilst ensuring adverse effects are

avoided or mitigated.

3. **[RELOCATED FROM 16.9.2.2 OBJECTIVE 1]** To ensure the impact of activities on the safety and efficiency of the road network is addressed and to ensure safe and efficient vehicle access is provided to, and on, every site while avoiding adverse effects on the environment.

4. To promote active transport (walking and cycling).

Policies

- 1) By ensuring development provides for the safe and convenient movement of people within the development and to wider networks by foot and cycle as well as cars, buses, and other vehicles.
- 2) **[DELETED]**
- 3) By ensuring development includes an appropriate amount of occupant and visitor parking on site.
- 4) **[RELOCATED FROM 16.9.2.2 POLICY B]** By implementing particular Standards for the formation of car park spaces.
- 5) By ensuring that development provides for roading in an integrated manner that supports multi-modal transport options.
- 6) By ensuring that the roading network can be efficiently used by emergency services at all times.
- 7) **[DELETED]**
- 8) **[DELETED]**
- 9) By ensuring a landscaped design approach for new roads; including utilising water sensitive design techniques to achieve stormwater management outcomes.
- 10) By discouraging traffic generating activities in sub zones where they would have significant adverse effects.
- 11) By implementing Standards that ensure vehicle access points are safe and efficient.
- 12) By ensuring that stormwater is managed and treated from larger areas of parking.

Utilities, Services and Infrastructure Objective

To ensure the provision of sustainable infrastructure networks that provides for properly serviced, and orderly development.

Policies

- 1) **[DELETED]**
- 2) **[DELETED]**
- 3) By ensuring that all infrastructures can be efficiently used by emergency services at all times.
- 4) By requiring that all wastewater systems be connected to Council's public reticulated (EcoCare) system.
- 5) By ensuring subdivision and development is aligned with infrastructure necessary to serve development.

- 6) Ensuring that subdivision in Residential Sub Zone 3A (except lower density lots capable of providing adequate onsite water supply), integrated residential development, visitor accommodation and retirement facilities are serviced by adequate reticulated water supply solutions.

Staging and Financial and Development Contributions

[DELETED]

[DELETED]

16.3.11 Subdivision Objective

To provide for subdivision in a manner which achieves an urban amenity and the integrated management of the use, development and protection of the natural and physical resources of the District.

16.3.11.1 Policies

- 1) By ensuring that existing bush, streams and wetlands are protected and enhanced.
- 1A) By ensuring that stormwater is managed and treated to maintain and enhance the health and ecological values of the wetlands, streams and the coastal marine area.
- 2) By ensuring that all subdivisions are able to be properly serviced and can avoid, remedy, or mitigate the effects of natural hazards.
- 3) By ensuring subdivision implements the features of the structure plan
- 4) By ensuring subdivision density and lot sizes respond to the site's characteristics and avoid significant landscape and visual effects
- 5) By ensuring subdivision establishes the roads illustrated on the structure plan, and establishes a well connected local roading network
- 6) By ensuring subdivision upgrades the Molesworth Drive frontage
- 7) By ensuring subdivision establishes the open spaces, and walking and cycle network illustrated on the structure plan in proportion to the planned density of the locality.
- 8) By ensuring that subdivision establishes and maintains the amenity buffer between Service Sub Zone 7 and the neighbouring residential sites

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

The Estuary Estates Structure Plan Sub-Zones

[DELETED]

Business Sub-Zone 1

Sub-Zone Description

The Business Sub-Zone provides for a town centre designed to serve both the business and retail needs of the *Estuary Estates Structure Plan area* and the wider community.

Particular attention is given to establishing a mainstreet, defining the scale and design of buildings and detailing, pedestrian streetscapes, open-space permeability and connectivity through the Sub-Zone into the surrounding community and residential areas with generous landscaping and tree planting in streets, car parks, and inter-building spaces designed to link to open spaces in the wider area.

[DELETED / OBJECTIVE 1 RELOCATED TO 16.3.4, POLICIES A) & B) RELOCATED TO 16.3.4.1]

[DELETED]

[DELETED]

[DELETED]

Residential Sub-Zone 3

Sub-Zone Description

The Sub Zone is split into sub-zones 3A to 3D. These are defined by the topography of the site, the landscape and visual absorption capacity of the site and proximity of the sub zones to Business Sub-Zone 1.

Sub Zone 3A is the closest to Business Sub-Zone 1 and is anticipated to accommodate the highest densities for residential development on the site, including that part which is subject to the Integrated Residential Development Overlay illustrated on the Structure Plan. The location affords opportunities for a variety of housing typologies and densities, along with retirement facility development.

Sub Zone 3B area adjoins Sub Zone 3A and offers opportunity for medium density housing opportunities associated with the enhancement of slopes and adjoining natural environment features.

Sub Zone 3C buffers the Estuary Estates Structure Plan area from Old Waipu Road.

Sub Zone 3D is located in the north facing slopes of the site, distant from Business Sub-Zone 1. It is the least dense residential zone recognising the existing slopes and the adjoining natural environment features.

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

Service Sub-Zone 7

Sub-Zone Description

The purpose of the Service Sub-Zone is to provide for local service activities which are not appropriate elsewhere in the *Estuary Estates Structure Plan area*. The location of the Sub-Zone has been selected to minimise potential reverse sensitivity issues and also to provide good accessibility without needing to access the area through residential or commercial areas.

The Sub-Zone anticipates a buffer between the anticipated uses and adjoining residential land to avoid reverse sensitivity and/or visual detracting issues arising.

16.6.8 Natural Environment Sub Zone 8

16.6.8.1 Sub-Zone Description

The purpose of the Sub Zone is to protect and enhance existing natural environment features (native vegetation, wetland and streams). Where possible public walkways and cycle paths are envisaged within the Sub Zone. Enhancement includes weed and pest control, and indigenous revegetation (where appropriate). Enhancement and ongoing protection measures for these features are expected to form part of subdivision applications (i.e. whether they are vested in Council or held in private ownership).

The provisions of this Sub Zone are also intended to apply to any land vested in Council as reserve (recreation, stormwater and/or local purpose access).

The rules of this Sub Zone shall apply to any 'natural inland wetland' meeting the definition in the National Policy Statement for Freshwater Management 2020 where these are located outside of the mapped extent of the Sub Zone.

[DELETED / POLICY C) RELOCATED TO 16.3.4.1]

Rules: Activities

Activity Tables

The following tables specify the status of various activities within the different Sub-Zones. There are three separate tables: Table 16.7.1 is for the residential Sub-Zones being Sub-Zones 3A-D. Table 16.7.2 is for the business, and service Sub-Zones being Sub-Zones 1 and 7, and Table 16.7.1-3 is for Sub Zone 8.

Where any land is vested in Council as open space the underlying zoning/sub-zone and provisions shall be administered in accordance with the Sub-Zone 8 provisions.

For the purpose of these tables:

P	= Permitted Activity	D	= Discretionary Activity
C	= Controlled Activity	NC	= Non Complying-Activity
RD	= Restricted Discretionary Activity		

Table 16.7.1-1: Residential Sub-Zone

Activities	Sub-Zones			
	3A-D Residential	[DELETED]	[DELETED]	[DELETED]
Any activity not provided in the following table	NC			
Accessory buildings to a maximum gfa of 50m ² per site	P			
[DELETED]				
[DELETED]				
Child care facility	P			
<ul style="list-style-type: none"> Up to five children More than five children 	D			
Construction of a building or additions/alterations to an existing building and construction of any other structures (e.g fences, and decks less than 1m) not meeting the definition of a building	P Except in the Coastal Environment Overlay			
Construction of a building or external additions to an existing building within the Coastal Environment Overlay	RD			
Alterations to any existing building and construction of any other structures (e.g fences, and decks less than 1m) not meeting the definition of a building within the Coastal Environment Overlay	P			
[DELETED]				
Demolition of an existing building	P			
Education Facility (other than childcare centres provided for above)	D			
Home occupation	P			
Homestay accommodation	P			
Integrated Residential Development within the Integrated Residential Development Overlay on the Estuary Estates Structure Plan	RD			

Integrated Residential Development outside the Integrated Residential Development Overlay on the Estuary Estates Structure Plan	3A-3B – D 3C-3D - NC			
[DELETED]				
Any non-compliance with any of the Development Controls set out in Section 16.8 other than density limits specified in Rule 16.8.2.2. The activity status in Chapter 16 prevails over any activity status identified in Chapter 13.	RD			

Table 16.7.1-1 - Business and Service Sub-Zones

Activities	Sub-Zones		
	1 Business	[DELETED]	7 Service
Any activity not provided in the following table			NC
[DELETED]			
Boat sale and contractor yard			P
Community facility and services	P		
[DELETED]			
Construction of a building or external additions to an existing building	RD		P
Conference and event centre	RD		
Education facility	RD		
Entertainment facility	RD		
Garden centre including an associated cafe not exceeding 100m ² gfa			P
Garden centre including an associated cafe exceeding 100m ² gfa			D
Factory shop not exceeding 50m ² gfa per site and ancillary to a manufacturing activity			P
Healthcare services	P		
Home occupation	P		
Internal and/or external alterations to an existing building and any other structures not meeting the definition of a building	P		P
Local service activity			P
Any non-compliance with any of the Development Controls set out in Section 16.8. The activity status in Chapter 16 prevails over any activity status identified in Chapter 14.	RD		RD
Office	P		
Offices which are ancillary to any other activity will have the same activity status as the activity to which they are ancillary.			
Public toilet and/or changing room	P		
Recreational facility	RD		
Residential accommodation for persons whose duties require them to live on site	P		P
Residential unit for residential purpose above ground level	P		
Restaurant or tavern	RD		

Shop and commercial activities/services	P		
Shop not exceeding 50m ² gfa that are ancillary to a local service activity			P
Service station	RD		RD
Transport depot and services			P
Visitor accommodation, including hotels and tourist houses	RD		
Visitor centre	P		

Table 16.7.1-2 Sub-Zone 8

16.7.1.3 Where any 'natural inland wetland' meeting the definition in the National Policy Statement for Freshwater Management 2020 is located outside of the mapped extent of Sub-Zone 8, the rules in Table 16.7.1.3 shall apply

Activities	[DELETED]	[DELETED]			[DELETED]]	[DELETED]]	Sub-Zone 8
Any activity not listed in the following table							NC
Visitor information sign							P
[DELETED]							
Construction of public toilet/changing room							D
Formation of walking, fitness and riding trail /track (bridle and cycle)							D
Playground (including play equipment)							D
[DELETED]							
Park and Street furniture (including seats, rubbish bins, lighting, signs, BBQ and picnic facilities) and underground services and lighting							D
Stormwater management works including detention ponds and associated							D

management/ maintenance, landscaping and planting and outfalls							
Indigenous Planting and vegetation maintenance of including removal of pest and weed species							P
Clubrooms and any other structures and car parking for recreational activities on any land vested as recreational reserve							D

Notification Requirements

Activities will be subject to the normal tests for notification as prescribed by the Resource Management Act 1991.

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

Assessment Criteria for Restricted Discretionary Activities

Where an activity is a Restricted Discretionary Activity Council will restrict its discretion over the following matters (and as listed as being relevant to each activity in Table 16.7.4) when considering and determining an application for Resource Consent:

- a) Building design, external appearance and amenity;
- b) Traffic generation;
- c) Parking;
- d) Access;
- e) Infrastructure;
- ee) Reticulated Water Supply (including rainwater harvesting and water demand management (savings*))
- f) Noise;

- g) Natural environment;
- h) Outdoor activities;
- i) Artificial lighting;
- j) Effects associated with the matter of non-compliance for the relevant Development Controls;
- k) Intensity and scale;
- l) Sustainable building design.
- m) Cumulative effects

* For example through the use of the Water Efficiency Labelling Scheme

Table 16.7.4-1 Restricted Discretionary Activities

Restricted Discretionary Activities	Particular Matters													
Any non-compliance with a Development Control									j					
Conference and event centre	a	b	c	d	e	f			i		k	l	m	
Construction of any new building, including external additions to an existing building	a	b	c	d	e		g		i			l		
Entertainment facility	a	b	c	d	e	f	g		i		k	l	m	
Education facility	a	b	c	d	e	f	g	h	i		k	l	m	
Integrated Residential Development	a	b	c	d	e ee	f	g	h	i		k	l	m	
[DELETED]														
Recreational facility	a	b	c	d	e	f	g	h	i		k	l	m	
Rest home and retirement facility	a	b	c	d	e ee	f	g	h	i		k	l	m	
Restaurant or tavern	a	b	c	d	e	f		h	i		k			
Service station	a	b	c	d	e	f	g	h	i					
Visitor accommodation	a	b	c	d	e ee	f	g	h	i		k	l		
Construction of a building within the Coastal Environment Overlay on the Structure Plan,	a						g						m	

Assessment Criteria

a) **Building Design and External Appearance and Amenity**

The assessment of any application must establish the means through which any proposal will implement the *Estuary Estates* Design and Environmental Guidelines detailed under Appendix 16.1.

Where no changes to the building external design or appearance are required this criteria will not apply.

b) **Traffic Generation**

The extent to which the expected traffic generation of a proposal will adversely affect the safety and capacity of the roading network including the wider network. Any adverse effect may be mitigated by action taken to upgrade road design and/or intersection design.

c) **Parking**

- i. Whether adequate parking and manoeuvring space will be provided on site appropriate to the particular form of the development in accordance with Section 16.9 – Transport.
- ii. Whether large areas of aboveground parking spaces are proposed as part of the activity and if there are, their impact on visual and aural amenity values.
- iii. The extent to which the location of parking areas avoids proximity to Residential Sub-Zones and provides adequately for pedestrian safety.
- iv. Whether the internal circulation of parking areas has been designed for safe and efficient on site vehicle circulation and pedestrian safety.
- v. Litter management

d) **Access**

- i. The extent to which any potential adverse effects associated with access may be reduced or mitigated by controlling the location of entry and exit points to the site.
- ii. The extent to which Council's Standard for access design is met.

e) **Infrastructure**

- i. Whether the proposal avoids creating any demand for services and infrastructure at a cost to the wider community.
- ii. The extent to which the proposal provides for sustainable infrastructure and servicing and in particular the supply of water.
- iii. For integrated residential developments, visitor accommodation or retirement facilities, the provision and design of reticulated supply of water (storage, reticulation, treatment and ongoing management), rainwater harvesting and appropriate water demand management (savings), including legal mechanisms for their implementation.
- iv. Whether the proposal utilises low impact stormwater design solutions.

f) **Noise**

Whether the activity gives rise to adverse noise effects beyond the boundaries of the site. Methods available to mitigate any adverse off site noise effects may include:

- i. The provision of or construction of barriers;
- ii. Acoustic insulation and separation of activities;
- iii. The construction of earthen mounds;
- iv. The provision of greater distances between the noise generator and existing development;
- v. Screening the noise generator using natural or manmade materials; and
- vi. Imposing restrictions/conditions on hours of operation - in particular between 10 pm and 7 am.

g) Natural Environment

The extent to which the activity gives rise to adverse effects on the natural environment, such as through the creation of wastewater or stormwater, vegetation removal and/or habitat destruction and sediment runoff, *including the extent to which revegetation using eco-sourcing of native plants is proposed as part of the activity.*

h) Outdoor Activities

Whether any outdoor activity areas will be screened, separated or have a landscaped buffer from any adjacent sites in a residential sub zone and whether any acoustic attenuation to reduce the noise effects of outdoor activities has been undertaken.

i) Artificial Lighting

And whether:

- An application demonstrates that significant adverse effects including light spill and glare on the visual privacy of adjoining sites in a residential sub zone can be reduced, avoided or mitigated. The use of measures such as screening, dense planting of buffer / separation areas may be required where these may lessen impact.
- Particular consideration has been given to the placement, design and screening of light fittings and whether their size and luminance is appropriate to the size of the subject site and to the general lighting levels of the surrounding area.

j) Compliance with Development Controls

i. **[RELOCATED FROM 16.7.6 B)]** For any activity which does not comply with one or more of the Development Controls the Council shall also have regard to any unusual circumstances, including, but not limited to, the following:

- Inherent site considerations; including unusual size, shape, topography, substratum, vegetation, or flood susceptibility;
- Particular site development characteristics; including the location of existing buildings or their internal layout, achievement of architectural harmony or physical congruence, compliance with bylaw or Kaipara District Council Engineering Standards 2011, the preservation of privacy, enhancement of private open space, outlook improvement, building restoration, or renovation of demonstrable merit, temporary buildings, provision of public facilities, the design and

arrangement of buildings to facilitate access for the disabled, or legal impediments;

- Unusual environmental circumstances; including adverse topography, unusual use or particular location of buildings on neighbouring sites, improved amenity for neighbouring sites, the presence of effective adjacent screening or permanent open space;
- Extraordinary vehicle or pedestrian movement considerations; including the achievement of a better relationship between the site and the road, improved operation of parking areas, an adequate alternative supply of parking in the vicinity, the improved safety, convenience or efficiency of pedestrian or traffic movement on the site or adjacent roads, unusual incidence or time of traffic movement, demonstrably less than normal use intensity, and the considered need for pedestrian protection;

ii. Any non-compliance with any development control will also be assessed as a restricted discretionary activity (Tables 16.7.1-1 and 16.7.1-2) utilising the relevant matters listed in:

- Chapter 13.10 for the applicable or equivalent Residential standards for land zoned Sub-Zones 3A-D where the assessment criteria shall be the matters of discretion.
- Chapter 14.10 for the applicable or equivalent standards for land zoned Sub-Zones 1 and 7 where the assessment criteria shall be the matters of discretion.
- For earthworks, in addition to the assessment matters listed in Rule 13.10.1a and Rule 14.10.1, the activity shall implement best practice for erosion and sediment control.

k) Intensity and Scale

The intensity and scale of the proposal, in particular the number of people involved in the activity, traffic generation, hours of use, size of building and associated parking, signs, noise and other generated effects should be compatible with the character and amenities of the surrounding area.

l) Sustainable Building Design

The extent to which the applicant has investigated alternatives in terms of sustainable design such as green building methods, renewable energy sources, and low impact designs.

m) [DELETED]

Specific Discretionary Activity Assessment Criteria

1. Gum Diggers Track

A Remedial Management Plan associated with Wetland 3 and the manuka gumland addressing:

- a) Weed and pest control to restore ecological quality.
- b) Restoration of the hydrology of the wetland by replacing sections of track with boardwalks and placing subsurface drainage so that water can flow freely.

- c) Planting to reduce edge effects and weed invasion.
- d) Measures restricting or prohibiting the presence of dogs.
- e) Redesign of coastal culverts to reduce coastal erosion, while also ensuring the protection of any mudfish in drains within the wetland.
- f) Realigning the track to increase the setback from the coastal margin in areas where it is exacerbating cliff erosion.

[DELETED / CLAUSE B) RELOCATED TO 16.7.4.1 J)]

Rules: Development Controls

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

Development Control Rules

All activities shall comply with the relevant controls in Rule 16.8.2.

Building Location

- a) Habitable buildings shall have a minimum floor level of 3.5m above mean sea level (Reference One Tree Point Datum).
- b) Commercial and Industrial Buildings and non-habitable buildings such as garages and sheds shall have a minimum floor level of 3.3m above sea level (Reference One Tree Point Datum).

Residential Density

The following densities shall not be exceeded where more than one dwelling per site is proposed (except that the densities do not apply to Integrated Residential Development or Retirement Facilities).
Any density shall exclude any land identified as Sub-Zone 8.

Sub-Zone	<i>Density</i>
3A	1 dwelling per 350m ²
3B	1 dwelling per 500m ²
3C	1 dwelling per 750m ²
3D	1 dwelling per 1,000m ²

Building Yards

a) Buildings shall be clear of the yard setbacks specified in Table 16.8.2.1 below:

Table 16.8.2-1 - Minimum Yards

Sub-Zone	Front Yard	Side Yard	Rear Yard	From Coastal Marine Area	From a Stream, wetland, or sub-zone 8
1					
[DELETED]					
3A-C	2m*	1m*	6m	30m	10m
3D	5m	1m	6m	30m	10m
4					
[DELETED]					
[DELETED]					
7	7.5m	0m	20m where the boundary adjoins a residential zone 0m where the boundary adjoins any other site in Sub-Zone 7		10m

* exception as below

- b) Table 16.8.1-1 side yard and rear yard controls do not apply in the following circumstances:
- where buildings abut a common boundary or have a common wall.
- c) In the Residential Sub Zones 3A-C any garage must be set back a minimum of 5m from the front boundary of the site.
- d) In addition to Table 16.8.2-1 above, the following shall also apply in the Sub-Zone 7:
- 1.1.a.ii.1.1. Any yard adjoining a residential zone shall be 20m and contain a 15m width landscape strip
 - 1.1.a.ii.1.2. Front yards shall contain a 2.5m wide landscape strip (excluding any area for vehicle or pedestrian access/egress)
 - 1.1.a.ii.1.3. side yards on a site greater than 10,000 m² shall contain a 2m landscape strip
- e) In addition to Table 16.8.2-1 above, the following shall also apply in sub-zone 1:
- i. Where a front yard contains a car parking area fronting Molesworth Drive, a 5m wide landscape strip containing 3m wide planted vegetation shall be provided immediately adjoining the road boundary (excluding any area for vehicle or pedestrian access/egress).
 - ii. Where a front yard contains a car parking area fronting a road other than Molesworth Drive, a

2m wide landscape strip shall be provided immediately adjoining the road boundary (excluding any area for vehicle or pedestrian access/egress).

Height in Relation to Boundary Control

Height in relation to boundary controls shall apply as follows:

Sub-Zone	Maximum Height in Relation to Boundary
1	No part of any building on that part of a site which is directly opposite any residentially Sub-Zoned land shall exceed a height equal to 3.0m plus the shortest horizontal distance between that part of the building and the road boundary.
[DELETED]	
3A-D	No part of any building shall exceed a height of 3.0m plus the shortest horizontal distance between that part of the building and any site boundary.
7	No part of any building shall exceed a height of 3.0m plus the shortest horizontal distance between the building and the road boundary

Provided that the following are excluded:

- a) Where existing or proposed buildings abut at a common wall, the height in relation to boundary control will not apply along the length of that common wall;
- b) No account shall be taken of radio and television aerials, solar heating devices and chimneys (not exceeding 1.1m in any direction) provided that such structures are located at least 1m from each side boundary;
- c) A gable end or dormer window may project beyond the recession plane where the extent of the projection complies with the following:
 - i. It has a maximum height of 1m; and
 - ii. It has a maximum width of 1m measured parallel to the nearest adjacent boundary; and
 - iii. It has a maximum depth of 1m measured horizontally at 90° to the nearest adjacent boundary; and
 - iv. There are no more than two such projections occurring in relation to any 6m length of site.
- d) For Sub Zone 3A-D no account shall be taken of any boundary adjoining a road;
- e) Where a boundary adjoins an accessway, the furthest boundary may be used.

Maximum Height

- a) No building shall exceed the following maximum height limits:

Sub-Zone	Maximum Height
1	12m
[DELETED]	
3A-D	8m Except that

	Integrated Residential Development, retirement facilities or visitor accommodation in the "Integrated Residential Development Overlay" the maximum height is 12m.
[DELETED]	
[DELETED]	
[DELETED]	
7	8m

- b) In Sub-Zones 3A-D fences shall not exceed 1.2m height on boundaries to public open space, and street boundaries.

[DELETED]

[DELETED]

Building Coverage

The maximum net site area building coverage shall not exceed the following thresholds:

Sub-Zone	Maximum Net Site Coverage
1	50%
[DELETED]	
3 A-D	35% Except that Integrated Residential Development, retirement facilities or visitor accommodation in the "Integrated Residential Development Overlay" the maximum net site coverage is 50%.
[DELETED]	
[DELETED]	
[DELETED]	
7	60%

Maximum Impermeable Surfaces

The area of any site covered by buildings and other impermeable surfaces shall not exceed:

Sub-Zone	Total Impermeable Surfaces
1	100%
[DELETED]	
3A	60% Except that Integrated Residential Development, retirement facilities or

	visitor accommodation in the "Integrated Residential Development Overlay" the maximum total impervious surfaces are 70%.
3B, C and D	50%
[DELETED]	
[DELETED]	
[DELETED]	
7	80%
[DELETED]	

Outdoor Living Areas /Screening

- a) Every residential unit in Business 1 Sub-Zone shall be provided with an outdoor living area as follows:
 - i. A balcony or terrace with a minimum area of 10m² with a minimum depth of 2m which is readily accessible from the main living room.
- b) Every residential unit in Residential 3A-D Sub-Zones shall be provided with an outdoor living area with dimensions as follows (except that residential units above ground level shall comply with clause (c) below):
 - i. Shall have a minimum area of 60m²OR
Integrated Residential Development or Retirement -Facilities shall have a minimum area of 40m²
AND
 - ii. Shall contain a minimum dimension of 3m measured at right angles to the perimeter of the area; and
 - iii. Must be capable of containing a 6m diameter circle; and
 - iv. Shall not be located on the southern side of the residential unit; and
 - v. Shall be readily accessible from a the main living area; and
 - vi. Shall not be obstructed by buildings, parking spaces or vehicle access and manoeuvring areas, other than an outdoor swimming pool; and
 - vii. Residential units above the ground floor shall be have a balcony or terrace with a minimum area of 10m² with a minimum depth of 2m and which is readily accessible from a living room located on the east, north or west side of the residential unit; and
- c) [DELETED]
- d) [DELETED]
- e) Screening of Storage and Service Areas

Where any storage or service area (including incinerators, and rubbish receptacle areas) directly faces a public road or any open space, such an area shall be screened by either:

- i. A solid wall or screen not less than 1.8m in height; or
- ii. Planting

Earthworks

Earthworks are a Permitted Activity where they are required for the addition, maintenance or removal of an underground storage tank or septic tank.

Earthworks associated with residential activities (i.e. gardening, landscaping, etc) shall be deemed to be permitted activities subject to compliance with the threshold listed below.

~~Excavation or deposition of material within a site shall not exceed the following dimensions within any 12 month period:~~

Sub-Zone	Maximum area of earthworks on slopes less than 1 in 6	Maximum area of earthworks on slopes greater than 1 in 6
1	1000 m ²	500 m ²
[DELETED]		
3	500 m ²	250 m ²
[DELETED]		
[DELETED]		
[DELETED]		
7	700 m ²	350 m ²

General Noise

- a) The following Noise Performance Standards shall apply as follows:

Sub-Zone	Performance Standards
1	14.10.14(1)
[DELETED]	
3	13.10.14
[DELETED]	
[DELETED]	
[DELETED]	
7	14.10.14(2)

- b) New buildings and alterations to existing buildings to be used for residential purposes in the Business Sub-Zone shall meet the following:
- i. Noise received in all habitable rooms shall not exceed 45 dBA L₁₀ between 23:00 hours and 07:00 hours with ventilating windows open; and
 - ii. An Acoustic Design Report shall be obtained from a suitably qualified Acoustic Engineer confirming that the building will be constructed to meet the above requirement.

Verandah Control

Rule 14.10.9 shall apply in Sub Zone 1 along the “building frontage to main street” as identified on the Estuary Estates Structure Plan.

Water Supply and Wastewater Supply

The following Rules shall apply as follows:

Sub-Zone	Water Supply Performance Standards	Wastewater Performance Standard
1	14.13.4	14.13.6
[DELETED]		
3	13.14.4	13.14.6
[DELETED]		
[DELETED]		
7	14.13.4	14.13.6

Hazardous Substances

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.21
[DELETED]	
3	13.10.21
[DELETED]	
[DELETED]	
[DELETED]	
7	14.10.21

Temporary Noise

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.15
[DELETED]	
3	13.10.15
[DELETED]	
[DELETED]	
[DELETED]	
7	14.10.15

Wind Generation: Noise

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.16
[DELETED]	
3	13.10.16
[DELETED]	
[DELETED]	

[DELETED]	
7	14.10.16

Vibration

The following Rules shall apply as follows:

Sub-Zone	Performance Standards
1	14.10.17
[DELETED]	
3	13.10.17
[DELETED]	
[DELETED]	
[DELETED]	
7	14.10.17

Contaminated Land – Change of Land Use

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.19
[DELETED]	
3	13.10.19
[DELETED]	
[DELETED]	
[DELETED]	
7	14.10.19

Contaminated Land – Remediation

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.20
[DELETED]	
3	13.10.20
[DELETED]	
[DELETED]	
[DELETED]	
7	14.10.20

Radioactive Materials

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.22
[DELETED]	
3	13.10.22
[DELETED]	
[DELETED]	
[DELETED]	
7	14.10.22

Fire Safety

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.26
[DELETED]	
3	13.10.26
[DELETED]	
[DELETED]	
[DELETED]	
7	14.10.26

16.8.12 Lighting

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.23
3	13.10.23
7	14.10.23

Transportation Provisions

[DELETED]

[DELETED]

[DELETED / OBJECTIVE 1 RELOCATED TO 16.3.8 OBJECTIVE 2]

[DELETED / OBJECTIVE 1 RELOCATED TO 16.3.8 OBJECTIVE 3 & POLICY B) RELOCATED TO 16.3.8.1 POLICY 4]

Rules: Activities

Permitted Activities

The following transportation activities shall be Permitted Activities:

- a) All parking and loading activities are Permitted Activities where they comply with the Standards detailed under part 16.9.4 of this Section, unless stated otherwise in the Estuary Estates Structure Plan provisions (and for the avoidance of doubt this includes stacking parking where parking remains in the same ownership).
- b) Maintenance and upgrading of existing roads in accordance with the Standards of Rule 16.9.4

Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

- a) An activity that does not comply with the access way, parking and loading Standards of Rule 16.9.4.
- b) Any activity providing for more than 100 car parks.
- c) Any activity providing for more than 30 car parks.
- d) The creation of a new road (including associated street lighting, furniture etc) and any road location not meeting standard 16.9.4.1
- e) Any new activity that exceeds any of the following thresholds:
 - i. Residential Units (excluding retirement facilities) that exceed a cumulative total of 850 Units;

1 Criteria for Assessing Restricted Discretionary Activities

Restricted Discretionary Activities will be assessed against the following matters with the Council's discretion in regard to any of the Restricted Discretionary Activities listed above being limited to the following matters.

- a) Traffic / New Road and Road Location, and any new activity that exceeds the thresholds in Rule 16.9.3.2.d) Considerations
 - i. Whether the site is adequately accessible from the roading network.
 - ii. Existing and probable future traffic volumes on adjacent roads.
 - iii. The ability of the adjacent existing or planned roading network to absorb increased traffic and the feasibility of improving the roading system to handle any increases.
 - iv. The extent of traffic congestion and pedestrian/vehicle conflict likely to be caused by a proposal.
 - v. Whether vehicle access to and from the site:
 - Ensures adequate sight distances and prevent congestion caused by ingress and egress of vehicles; and
 - Is sufficiently separated from pedestrian access to ensure the safety of pedestrians.
- b) Any activity providing for more than 100 car parks

- i. Whether the parking area(s) is / are properly graded, drained and sealed to prevent dust nuisance or concentrated runoff of water from the site.
 - ii. The nature and extent of proposed landscaping in terms of screening, visual and streetscape amenity
 - iii. The extent to which parking areas are set back from residential and community activities. Where this is impracticable whether adequate screening will be provided in the form of fencing or landscaping, in order to reduce to an acceptable level any adverse aural or visual impacts.
 - iv. Whether a parking areas internal circulation is designed so that safe and efficient vehicle circulation on site is achieved and so that adverse effects on the roading network are prevented.
 - v. The location of access from the road into parking areas and the effects on safety and movement.
- c) Any activity providing for more than 30 car parks
- i. The extent to which stormwater quality treatment and litter management has been provided to protect the environment from contaminants generated from the activity.
- d) Reduction in Parking Spaces
- i. Whether or not it is physically practicable to provide the required parking on the site in terms of the existing or proposed location of buildings, availability of access to the road, and other similar matters.
 - ii. Whether there is an adequate alternative supply of parking in the vicinity such as a public car park or on-street parking. In general, on street parallel parking particularly on residential streets is not considered a viable alternative.
 - iii. Whether there is another site or parking area in the immediate vicinity that has available parking spaces which are not required at the same time as the proposed activity and where a legal agreement between the applicant and owner of the site is provided to show a right to use such areas.
 - iv. Whether the proposal has less than normal parking requirements e.g. due to specific business practices, operating methods or the type of customer.
 - v. The extent to which significant adverse effect on the character and amenity of the surrounding area will occur as a result of not providing the required parking spaces.
- e) **[DELETED]**
- f) **[DELETED]**
- g) Any non-compliance with any development control listed in 16.9.4.2, 16.9.4.4 and 16.9.4.5 will also be assessed utilising the relevant matters listed in:
- Chapter 13.10 for the applicable or equivalent Residential standards for land zoned Sub-

Zones 3A-D

- Chapter 14.10 for the applicable or equivalent standards for land zoned Sub-Zones 1 and 7.

Rules: Permitted Activity Standards

All Permitted, Controlled and Restricted Discretionary Activities shall comply with the relevant controls in Rule 16.9.4.

Roads

1 Road Hierarchy

Roads shall be located in accordance with the roading hierarchy identified on the Estuary Estates Structure Plan.

Vehicle Access and Driveways

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.25
[DELETED]	
3	13.10.25
[DELETED]	
[DELETED]	
[DELETED]	
7	14.10.25

Parking

Provision of Parking Spaces - the following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.27
[DELETED]	
3	13.10.27
[DELETED]	
[DELETED]	
[DELETED]	
7	14.10.27

Loading

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.28
[DELETED]	
3	13.10.28
[DELETED]	
[DELETED]	
[DELETED]	

7	14.10.28
---	----------

Signs

The following Rules shall apply as follows:

Sub-Zone	Performance Standards
1	14.10.24
[DELETED]	
3	13.10.24
[DELETED]	
[DELETED]	
[DELETED]	
7	14.10.24

Subdivision Provisions

The following subdivision provisions apply specifically to the Estuary Estates Structure Plan area.

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

Rules: Activities

These Rules apply to all subdivision proposals within the Estuary Estates Structure Plan area.

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

Subdivision Activity Table

The following table specifies the status of various subdivision activities within the different Sub-Zones.

For the purpose of this table:

P = Permitted Activity

D = Discretionary Activity

C = Controlled Activity

NC= Non-Complying Activity

RD= Restricted Discretionary Activity

Table 16.10.5-1

ACTIVITIES	1 Business	[DELETED]	3 Residential	[DELETED]	[DELETED]	[DELETED]	7 Service	8 Natural Environ ment
Amendments to existing Cross Leases, Unit Titles and company lease plans for the purpose of showing additions and alterations to lawfully established buildings, accessory buildings and areas for exclusive use by an owner/s	RD		RD				RD	
Any subdivision not otherwise provided for in Table 16.10.5	D		D					
Boundary adjustments or realignments	RD		C				RD	
[DELETED]								
Right of way easements and access lots	RD		RD				RD	
[DELETED]								
[DELETED]								
Subdivision for the purpose of creating free-hold Titles in accordance with Rule 16.10. 10 (except minimum lot sizes)	RD		RD				RD	
Subdivision for the purpose of	NC		NC				NC	

creating free-hold Titles which does not comply with the minimum lot sizes								
Subdivision of existing or approved buildings and/or activities by way of unit Title,	RD		RD				RD	
Subdivision that creates a lot/s for the purpose of a reserve, public utilities or infrastructure	RD		RD				RD	RD
Subdivision not meeting one or more of the Standards detailed under Part 16.10.10 (except minimum lot sizes)	D		D				D	

[DELETED]

[DELETED]

[DELETED]

[DELETED]

[DELETED]

Restricted Discretionary Activities

Matters Over Which Discretion is Restricted

Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent:

- a) Subdivision and Lot design;
- b) Consistency with the *Estuary Estates* Structure Plan Map;
- c) Transport network-and vehicle access to lots;

- d) Water supply (rainwater harvesting and/or reticulated water supply, and water demand management (savings*)) including for fire fighting;
 - dd) The location and land area requirements of water reservoirs(s) identified with the first subdivision of the Residential Sub-Zone 3D
- e) Low impact design, stormwater treatment and disposal;
 - ee) Stormwater management plan for the hydrology of Wetlands 1, 2 and 3
 - eee) Consent notices for stabilised roofing material
- f) Public utilities;
- g) Planting and landscaping.
- h) Ecological effects;
- i) Pedestrian and cycling connectivity to open space and shared path networks;
- j) Ecology management plan for the Sub-Zone 8 areas ~~Wetland 3~~, including weed and pest control and indigenous revegetation (where appropriate) and any required mechanisms for ownership and maintenance of the area
- k) Design and construction of central watercourse

~~* For example through the use of the Water Efficiency Labelling Scheme~~

Assessment Criteria for Restricted Discretionary Activities

Council will have regard to the following assessment criteria when considering and determining an application for Resource Consent:

- a) The extent to which the proposal is consistent with the *Estuary Estates Structure Plan* Map. The assessment of any application must establish the means through which any proposal will implement the *Estuary Estates* Design and Environmental Guidelines detailed under Appendix 16.1 and the Mangawhai Design Guidelines in Appendix 25A.
- b) The extent to which adequate access is provided to each lot.
- c) Where common lots are proposed, the extent to which appropriate mechanisms are provided to ensure that all infrastructure management and maintenance requirements are sustainable.
- d) The nature of proposed street frontage in terms of securing effective, safe access onto a legal road.
- e) Where staged subdivision is proposed, whether all necessary infrastructure, roading, utilities, public spaces and connections to service the proposed development will be established. For the catchment

of Wetlands 1, 2 and 3, a stormwater management plan shall address the best practicable option to maintain surface flow hydrology. Consent notices shall require stabilised roofing materials.

- f) The nature of the connection to Council's reticulated wastewater system.
- g) Where any existing or approved buildings are to be subdivided, the effects of the proposal in regard to meeting relevant Development Control Standards.
- h) Where there are any communally owned or managed services, infrastructure or other such assets or joint responsibilities arising from any proposal; that the nature of arrangements which are proposed ensure the on-going implementation of such arrangements whether through body corporate or similar mechanisms.
- i) Where any subdivision adjoins an area identified as "amenity planting" and/or any areas identified as Sub-Zone 8 on the Structure Plan, whether the details of the planting have been provided and for Sub-Zone 8 areas an ecology management plan, including weed and pest management controls and indigenous revegetation (where appropriate), are provided and any required mechanisms for ownership and maintenance of the area. For the avoidance of doubt the amenity planting areas may form parts of private lots and be held in private ownership.
- j) Whether the proposal utilises low impact and/or water sensitive stormwater management devices and designs, outfalls that mitigate concentrated flows and detail of any obligations for lot owners to construct and maintain such devices.
- jj) The extent to which stormwater quality treatment has been provided to protect the environment from contaminants generated from the activity
- k) Existing and probable future traffic volumes, pedestrian and cyclist volumes and effects on adjacent roads including the intersection of Molesworth Drive and Moir Street, and the intersection of Insley Street and Moir Street.
- l) The design of the central watercourse within sub-precinct 3A to establish stormwater conveyance, treatment opportunities, recreation links and recreated freshwater habitat
- m) Sufficient firefighting water supply is available, taking into account a risk based assessment (Refer to Note 8 of 13.11.1)
- n) The provision and design of reticulated supply of water (storage, reticulation, treatment and ongoing management), rainwater harvesting and appropriate water demand management (savings), including legal mechanisms (eg. consent notices) for their implementation within Residential Sub Zone 3A.
- o) The extent the proposal has regard to the assessment criteria i) to v) in Rule 13.14.4.
- p) The extent to which the proposal provides connections to transport networks.
- q) The extent of land required for water reservoir(s) to service the Residential Sub-Zone 3A is detailed by an engineering assessment by a suitably qualified and experienced professional associated with the first subdivision of the Residential Sub-Zone 3D.

[DELETED]

[DELETED]

Development Controls

All Activities shall comply with the relevant controls of Rule 16.10.10.

Lot Sizes

- a) No vacant lots *shall* be created by subdivision, where the gross area of any Freehold Title is less than the minimum specified for each Sub-Zone in the table below.
- b) There shall be no minimum lot size where subdivision occurs around existing approved development or in conjunction with a land use consent.
- c) The minimum lot sizes must be exclusive of any area shown as Sub-Zone 8 on the Structure Plan.

Sub-Zone		Minimum Vacant Freehold Lot Size
1		500m ²
[DELETED]		
[DELETED]		
[DELETED]		
3	A	350m ²
	B	500m ²
	C	750m ²
	D	1000m ²
[DELETED]		
[DELETED]		
[DELETED]		
7		1000m ²

Building Platform Locations

All vacant residential lots shall be of a size and shape which accommodates a building platform which is 8 by 15 and clear of all yard setbacks identified in Rule 16.8.2.3.

Boundary Adjustments

New lots may be created by way of boundary adjustments between existing lots provided that:

- a) There are two or more existing lots;
- b) Each of the lots has a separate Certificate of Title;
- c) Any approved residential building platform is retained in its approved location, or a new location which meets Rule 16.10.10.2 is identified;
- d) There is no increase in any existing non-compliance with the Development Controls for Permitted Activities as set out in Part 16.8 unless Resource Consent is obtained for such non-compliances in conjunction with the proposed boundary adjustment; and
- e) No additional lots or Certificate of Title in separate ownership are created.

Subdivision Design

1 Roads and Access

- a) All roading and access shall be consistent with the Estuary Estates Structure Plan Map
- b) *The following Rules shall apply as follows:*

Sub-Zone	Performance Standards
1	14.13.2
[DELETED]	
3	13.13.2
[DELETED]	
[DELETED]	
[DELETED]	
7	14.13.2

2 [DELETED]

3 Services

The following Rules shall apply as follows:

Sub-Zone	Provision for the Extension of Services	Water Supply	Stormwater Disposal	Wastewater Disposal
1	14.13.3	14.13.4	14.13.5	14.13.6
[DELETED]				

3	13.14.3	13.14.4 Lots less than 500 m ² in the Residential Sub Zone 3A must be serviced by a reticulated water supply. Lots greater than 500 m ² in the Residential Sub Zone 3A that are not serviced by reticulated water supply must comply with Rule 13.14.4.	13.14.5	13.14.6
[DELETED]				
[DELETED]				
[DELETED]				
7	14.13.3	14.13.4	14.13.5	14.13.6

4 [DELETED]

5 [DELETED]

6 Legal Protection

As appropriate, legal protection of any amenity landscape feature, bush area, indigenous vegetation plantings as an enhancement of bush, stream or wetland, public access way or stormwater management systems shall be secured through a Consent Notice or other suitable legal instrument that is registered on the title of the land concerned. Where appropriate, legal protection may also be achieved through a Queen Elizabeth II National Trust Covenant, a covenant with Council, a Conservation Covenant under Section 77 of the Reserves Act or by vesting land in a public authority as a public reserve and/or through private reserve status.

7 Preservation/Enhancement of Areas Of Archaeological, Cultural Or Spiritual Significance

The subdivision design and layout shall preserve and/or enhance areas of archaeological, cultural or spiritual significance.

Financial Contribution Provisions

The provisions of Chapter 22: Financial Contributions of this Plan shall apply.

16.11A Network Utilities

1) Water storage that does not comply with the permitted activity performance standards in Rule 10.11.1 is a Restricted Discretionary Activity, and the assessment criteria listed in Rule 10.11.1 shall be the matters of discretion.

- 2) Rule 10.11.10 does not apply to water storage.

Temporary Activity Provisions

Resource Management Issues

Temporary activities within the Estuary Estates Structure Plan area have the potential to have significant adverse effects on neighbouring properties and the community at large. In particular temporary activities create the following issues:

The appearance of temporary buildings associated with construction works.

The size, frequency and duration of temporary buildings and activities.

The impact of such buildings and activities from noise, crowd management, health and safety and traffic generation.

Objectives and Policies

Temporary Activities Objective

To provide for the community within the Estuary Estates Structure Plan area and the wider Mangawhai Areas general wellbeing through the provisions of Temporary Activities while ensuring such activities are operated at a level which avoids or mitigates adverse effects on the environment.

Policy

- a) By adopting appropriate provisions to control the duration, size and extent of Temporary Activities.

Rules: Activities

Permitted Activities

The following activities listed in 16.12.3.2-16.12.3.4 and any buildings and structures associated with the temporary activities are Permitted Activities in all Sub-Zones. Should any activity listed in this section conflict with the activity status listed in another section of this Chapter, the Temporary Activities provisions shall prevail.

Temporary Activities Ancillary to Building and Construction Works

Temporary buildings, offices, storage sheds, storage yards, scaffolding and false work, workshops or uses of a similar character where such activities are:

- a) Ancillary to and required for a building or construction project; and
- a) Located on the site same as the building or construction project; and
- b) Limited to the duration of the project or for a period of 12 months (whichever is the lesser).

Public Performances, Concerts, Shows, Musical and Theatrical Entertainment, Cultural and Sporting Events, Exhibitions, Fairs, Galas, Markets, Carnivals, Festivals, Parades, Rallies, Filming, Weddings, Meetings

Any Temporary Activity, including the use of buildings, for purposes such as public performances, concerts, shows, musical and theatrical entertainment, cultural and sporting events, exhibitions, fairs, galas, markets (excluded those listed in Rule 16.12.3.4), carnivals, festivals, parades, rallies, filming, weddings, meetings and activities of a similar nature provided that:

- a) Such activities, including structures for these activities, do not occupy any venue for more than a total of five days (inclusive of the time required for establishing and removing all structures and activities associated with the use);
- b) The number of people attending the event at any one time does not exceed 200 persons when the activity is undertaken outside;
- c) Any associated electronically amplified entertainment complies with all of the following:
 - i. It does not commence before 10am on any day;
 - ii. It is completed by 10pm on the day of the performance or 12.00pm on Fridays and/or Saturdays or 1:00am the following day on New Year's Eve; and
 - iii. *The 'Temporary Noise' Performance Standards shall apply as follows:*

Sub-Zone	Performance Standards
1	14.10.15
[DELETED]	
3	13.10.15
[DELETED]	
[DELETED]	
[DELETED]	
7	14.10.15

- d) The L_{eq} noise level and L_{10} noise level arising from the event does not exceed 75dBA L_{eq} or 85dBA L_{10} when measured at the notional boundary of any adjacent site with a residential use;
- e) A Temporary Activity occurs no more than five times in any one calendar year at any one location;
- f) All fixed exterior lighting associated with Temporary Activities shall be directed away from adjacent residential sites and public roads;
- g) All temporary activities that exceed a duration of two hours and do not have access to public or private toilet facilities shall provide sanitary facilities for the duration of the activity in accordance with the NZ Building Code Clause G1. When using Clause G1 if the activity is not undertaken within a building the most appropriate building use shall be applied.

16.12.3.4 Markets in Sub-Zone 1

Markets occurring at any frequency throughout the year in Sub-Zone 1.

Restricted Discretionary Activities

The following activity is a Restricted Discretionary Activities in all Sub-Zones and on public roads provided that the activity meets the terms detailed below, otherwise the activity is a Discretionary Activity.

Public Performances, Concerts, Shows, Musical and Theatrical Entertainment, Cultural and Sporting Events, Exhibitions, Fairs, Galas, Markets, Carnivals, Festivals, Parades, Rallies, Filming, Weddings, Meetings

- a) Any Temporary Activity, including the use of buildings, for purposes such as public performances, concerts, shows, musical and theatrical entertainment, cultural and sporting events, exhibitions, fairs, galas, markets (excluded those listed in Rule 16.12.3.4), carnivals, festivals, parades, rallies, filming, weddings, meetings and activities of a similar nature which:
 - i. Occupies a venue for more than five days but no more than seven days (inclusive of the time required for establishing and removing all structures and activities associated with the use); and/or
 - ii. Exceeds a capacity of 200 persons but no more than 500 persons at any one time when the activity is undertaken outside; and/or
 - iii. Occurs more than five times a year at any one location; and/or
 - iv. Is not located in any area identified as Green Network on the Estuary Estates Structure Plan Map 1 other than the Village Green in Community 2 Sub-Zone or any public road.

Restricted Discretionary Assessment Criteria

The following criteria shall be taken into account when considering Restricted Discretionary Applications for Temporary Activities:

- a) The proposed hours of operation and duration of the activity;
- b) The nature and intensity of the activity;
- c) The extent to which the activity may give rise to adverse effects including noise on residentially used buildings within and surrounding the activity;
- d) The extent to which the activity may give rise to adverse effects related to the activities of crowds using the road network and the car parking facilities and the extent to which those effects are avoided, remedied or mitigated;
- e) The ability to supply potable water in compliance with the Drinking-Water Standards for New Zealand for the duration of the activity;
- f) The provision and location of adequate sanitation facilities throughout the duration of the activity in accordance with the Building Act;
- g) Compliance with Food Hygiene Standards and regulations;
- h) The appropriateness and control measures in place for the sale of liquor for consumption on the premises;
- i) Provision of an Emergency Management Plan which specifies a clear set of roles and procedures in the case of an accident or emergency; and

- j) The effect of the activity on the use normally made of the site if the site is usually available to the public.

Definitions Specific to the Structure Plan Area

The following definitions apply specially to the Estuary Estates Structure Plan area and override definitions contained in Chapter 24. In all other cases the definitions of Chapter 24 apply:

Community Facilities and Services: means any land or buildings which are used in whole or in part for cultural, social, ceremonial, spiritual and religious activities for meditation, community services, including fire and medical service bases, and functions of a community character. This may include a church, church hall, church yard and marae.

Conference and Events Facility: means non-retail activities catering for conferences, functions, meetings, education forums and including events such as trade and cultural shows, and exhibitions and does not include visitor accommodation.

Entertainment: means land or buildings in which facilities are provided for at a charge to the public, or by private reservation, for entertainment purposes and may include premises licensed under the Sale of Liquor Act, theatres, cinemas, casinos, cabarets, clubs, amusement galleries.

Gross Floor Area: means the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings or, in the absence of walls, from the exterior edge of the floor. In particular, gross floor area includes:

- Voids except as otherwise provided, where vertical distance between storey levels exceeds 6.0m, the gross floor area of the building or part of the building affected shall be taken as the volume of that airspace in cubic metres divided by 3.6;
- Basement space except as specifically excluded by this definition;
- Elevator shafts, stairwells and lobbies at each floor unless specifically excluded by this definition;
- Breezeways;
- Interior roof space providing headroom of 2m or more whether or not a floor has been laid;
- Floor spaces in interior balconies and mezzanines;
- Floor space in terraces (open or roofed), external balconies, porches if more than 50% of the perimeter of these spaces is enclosed, except that a parapet not higher than 1.2m or a railing not less than 50% open and not higher than 1.4m shall not constitute an enclosure; and
- All other floor space not specifically excluded.

The gross floor area of a building shall not include:

- Uncovered steps;
- Interior roof space having less than 2m headroom provided that this area shall not be used for any other purpose than for building services such as electrical ducting but does not include ablutions;

- Floor space in terraces (open or roofed), external balconies or porches where not more than 50% of the perimeter of these spaces is enclosed and provided that a parapet not higher than 1.2m or a railing not less than 50% open and not higher than 1.4m, shall not constitute an enclosure;
- Pedestrian circulation space;
- Basement space for stairs, escalators and elevators essential to the operation of a through-site link, or servicing a floor primarily for car parking and/or loading;
- Required off-street car parking and/or loading spaces;
- Car parking in basement space or underground parking areas (including manoeuvring areas, access aisles and access ramps);
- Service station canopies;
- Non-habitable floor space in rooftop structures; and
- Any entrance foyer / lobby or part of it including the void forming an integral part of it (being a primary means of access to a building), which is open to the public, is accessed directly from a public place and has an overhead clearance of not less than 6.0m.

Homestay Accommodation; means a resident person, family or other household within their own dwelling provides accommodation (which may include meals) for reward or payment for not more than five persons. Homestay accommodation is not self-contained and does not include a kitchen sink, dishwashing or laundry facilities.

Impermeable Surface: means any surface that does not allow the transfer of surface water to the soil, including buildings, paved areas and unsealed surfaces compacted by regular vehicle use.

Integrated Residential Development: Residential development on sites more than 1000m² where elements of the development such as building design, open space, landscaping, vehicle access, roads and subdivision are designed to form an integrated whole. The height in relation to boundary and yards development controls do not apply to internal site boundaries within the integrated residential development. The maximum density land use controls do not apply to integrated residential development.

Local Service Activity: means business activities providing for servicing, light manufacturing, warehousing, depots and construction and home improvements supply and services.

Recreational Facilities: means any public or private land or building which is used wholly or partly for the purpose of active and passive sports and recreation activities, such as health centres, gyms, swimming pools, and stadiums.

Stacked Parking: means parking which occurs when access to a parking space is achieved through another park.

Visitor Centre: means premises providing information, travel and hire services catering for visitors and tourists.

APPENDIX 16.1: ESTUARY ESTATES DESIGN AND ENVIRONMENTAL GUIDELINES

These guidelines are to be referenced as assessment criteria for Resource Consent applications as required by Estuary Estates Plan provisions. The Mangawhai Design Guidelines at Appendix 25A of the District Plan also required to be assessed.

[DELETED]

[DELETED]

[DELETED]

Road network and streetscape

The Structure Plan Maps illustrate the desired road and streetscape outcomes. Roads shown on the Structure Plan Maps are those that are required, however it is anticipated that additional roads will also be constructed.

All subdivision and development (which seeks to create any new road) should secure the following outcomes:

- Achieve a roading network (as shown on Estuary Estates Structure Plan Map. that is well-connected, visually interesting and which promotes active transport (walking and cycling).
- Provision within the road reserves for footpaths, cycle ways, underground services, lighting, parking, trees, landscaping, street furniture and signage.
- Ensure the scale and type of street tree planting, under planting, carriage alignments, footpaths, cycle ways, underground services, lighting, parking, street furniture and signage reflect the road hierarchy
- Maximise pedestrian and cyclist safety and connectivity through the use of appropriate materials to define routes/pathways, visibility of linkages and using clear signage.
- Use mountable kerbs, swales, rain gardens, grass berms and sand filters to capture and filter stormwater.
- Street lighting should safely illuminate pedestrian and cycle paths and roads and access ways without adversely affecting residential uses.
- Provide on-road and short term parking within the road network without impeding traffic or pedestrian movements.
- Align roads to front the green network or other public open spaces where practicable.
- Street blocks in the sub zones 3A and 3B should not exceed a length of 250m or a perimeter of 650m.
- Other than for the collector road and the ring road, streets should be designed with traffic calming measures that result in 30km/h maximum vehicle speeds.
- Roads and blocks should be laid out so as to relate to the underlying landform, and minimise the need for tall retaining structures.

[DELETED]

16.15.2.1 Residential Lot Layout

- As many lots as possible should front onto and be accessed directly from a legal road or from a privately owned rear lane which is used for access only, while lots still front public roads.
- Rear lots should be avoided unless there are topographical or natural feature constraints that justify the rear lot(s).
- In any event rear lots should not exceed 5% of the total number of lots delivered in the zone
- Blocks and lots should be designed to enable dwellings with good solar access, privacy and opportunities for buildings to overlook the street.
- Lots should, where practicable, be based on simple rectilinear shapes, preferably rectangles with the narrow-side fronting a street.
- North-facing lots should in general be wider than south, east or west-facing lots so as to allow garages, outdoor spaces and dwellings to sit side-by-side.
- Planting of associated riparian margins and other natural features (within the subdivision site) shall be integrated with the subdivision. Application should include mechanisms for ongoing ownership and maintenance of open space areas (i.e. vesting or private ownership structures).

Sub-Zone Specific Guidelines

Business Sub-Zone 1

All development in the Business Sub-Zone 1 should be designed, arranged and laid out to be in accordance with the following guidelines:

- Parking spaces should generally be located behind the mainstreet buildings with some onstreet parking along mainstreet. Parking areas and pedestrian access thereto shall be accessible to and from mainstreet to car parking area
- Development should create a focal point and gateway into the zone by defining and reinforcing a pedestrian-orientated main street as the heart of the community.
- Architecture should be based on a coastal and small-village vernacular promoting intimacy, geometric simplicity, and the use of pitched roofs (including mono pitched roofs).
- Buildings should create an active street frontage by abutting the footpath and should complement one another in terms of design, form and mass.
- Individual buildings should be physically and/or visually connected to each other through the use of pergolas, verandas, awnings, colonnades and/or landscape elements.

- Buildings should incorporate verandas, awnings, or other features which provide shelter for pedestrians.
- Continuity of active building frontages should be provided to promote public interaction between the street and the buildings.
- Active uses such as retail, restaurants, cafes and other eating places should be located to reinforce the streetscape amenity in the Business Sub-Zone.
- Design variation and architectural detail should be used to keep areas of blank wall to a minimum and break up any likely perception of excessive bulk of building(s).
- The external glazing should not be mirrored, tinted or coloured except for isolated feature glazing.
- Areas set aside for service uses should be screened from public view through the use of planting and permeable screens.

[DELETED]

Integrated Residential Development and Retirement Facilities- Residential Sub-Zone

All integrated residential development or retirement facilities in the Residential Sub-Zone 3 should be designed, arranged and laid out ~~and~~ in general accordance with the following guidelines:

- Units should be oriented, through the placement of doors, windows and balconies, so that they overlook the public street, any adjoining public open space, and the cycle and walking trail shown on the Structure Plan.
- Where a common pedestrian entrance is provided to a building comprising a number of units, the entrance should be clearly visible and accessible from a public street.
- The development should achieve an integrated design theme through consistency of façade treatments, including articulation, window and door proportions, design feature materials and colours. The development should also create visual character and variety through variation in building form and materials, and modulating the built form.
- The main living areas and outdoor space of each unit shall be designed to achieve ~~an acceptable level of~~ privacy and good sunlight access. Preferably, outdoor living space is located behind the dwelling unit (except when the allotment and unit face north)
- Building bulk and massing achieves privacy and good sunlight access to adjoining integrated residential development and/or retirement facility dwellings
- A variety of house types and size should be created. These may include detached houses, apartment buildings, duplex houses, and terraced housing
- Buildings massing should be modulated by techniques including -bays, balconies and variation in roof profiles. Particular attention should be given to minimising the impression of unrelieved building bulk

for larger scale three or four storey buildings by these techniques, including by setting parts of the building back and the contribution of landscaping within the front yard.

- Buildings massing should be modulated by techniques including bays, balconies to avoid uniformity of appearance.
- Residential buildings should be located at the front of sites overlooking the street.
- Car parking and vehicle access areas should not dominate the street and the appearance of the development. Where an allotment frontage width is less than 9m, a rear access lane should be used
- Garages and parking for all residential units should be set further back from the street than the front of any residential building or alternatively, within or at the rear of residential units to maintain safe and easy pedestrian access into any residential unit. Parking should be sufficient (as required by the Plan provisions) to avoid householders vehicles needing to be parked on the street.

[DELETED]

[DELETED]

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16.17.2 Buildings within the Coastal Environment Overlay

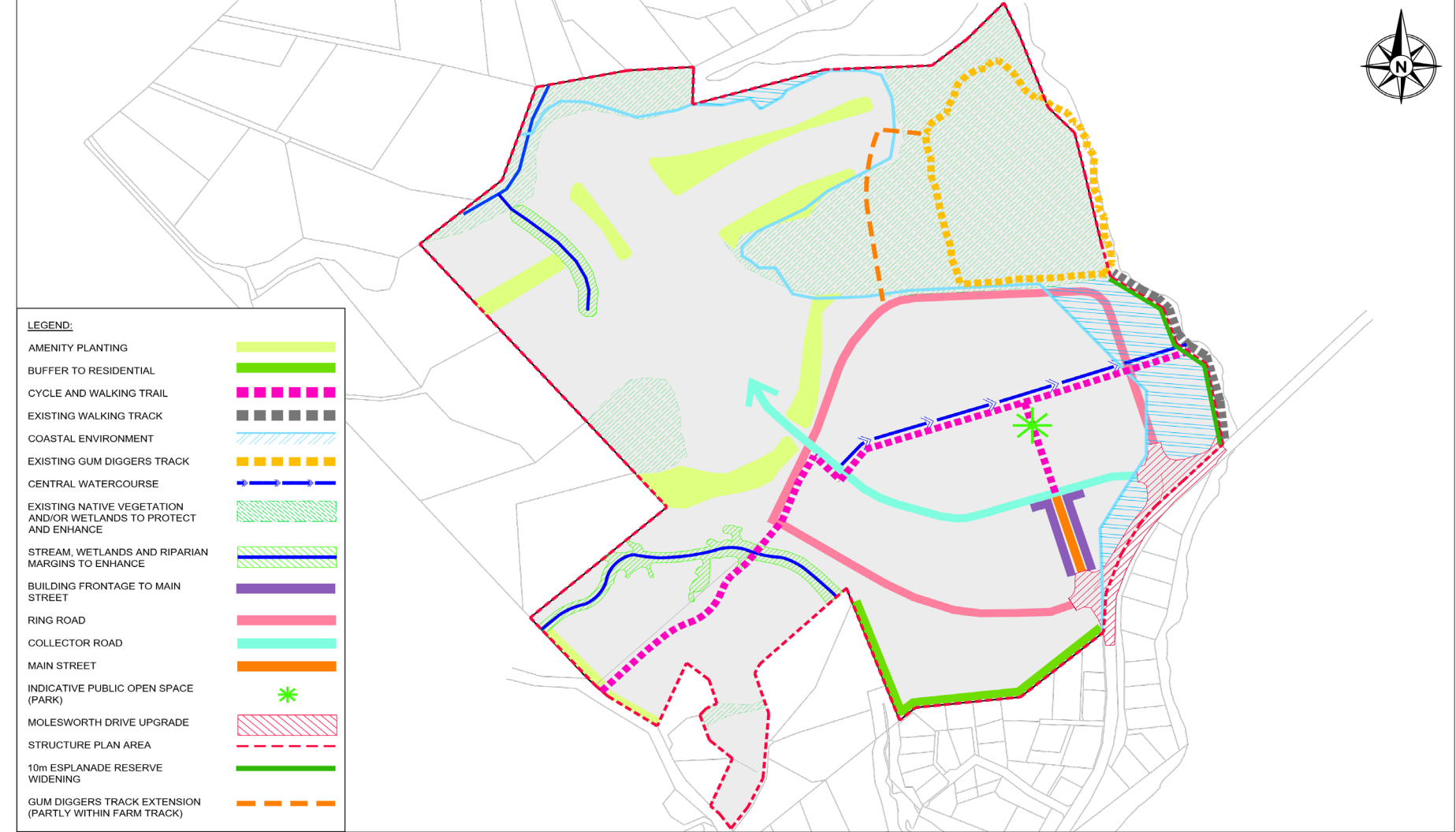
- Landscape enhancements, with a focus on coastal native vegetation, should be proposed with a landscape plan to soften the visual appearance of buildings adjoining the coastal marine area.
- Recessive, generally dark colours and low reflectivity finishes should be utilised for roofs and walls.


Insert the following to Chapter 10 Network Utilities

10.10 Network Utilities Rules

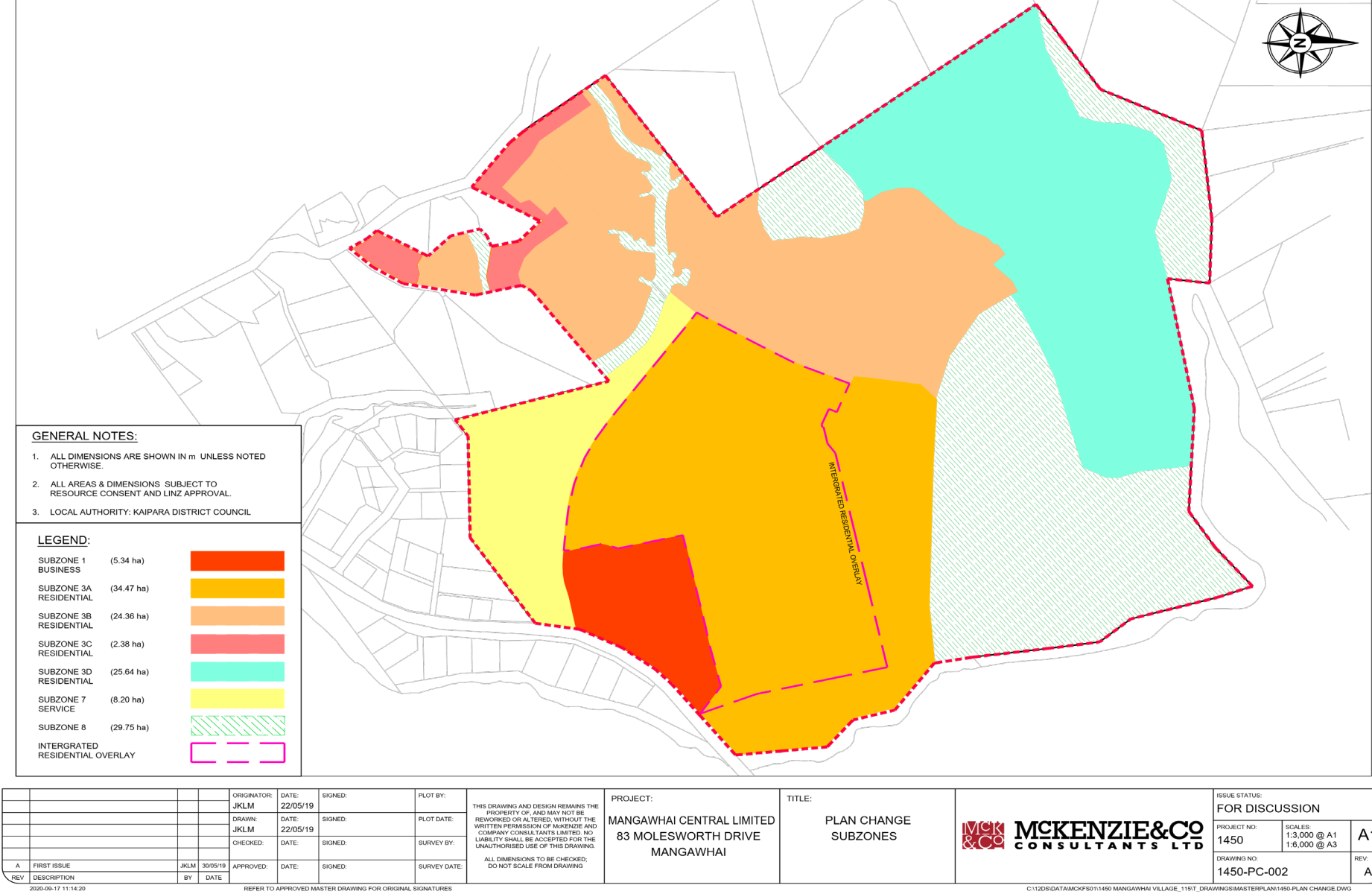
In any instance where network utility activities are proposed or where works are within the road (road reserve), and the Rules in Chapter 10 and 11 (respectively) overlap (or duplicate) with a Rule in the other Part B Chapters with the exception of Rule 16.11A, the Rules in Chapters 10 and 11 (respectively) will take precedence.
Note 1: These rules do not apply if the activity is provided for by way of designation in the District Plan.

PC78 STRUCTURE PLAN MAP



				ORIGINATOR: JKLM	DATE: 22/05/19	SIGNED:	PLOT BY:	THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF, AND MAY NOT BE REWORKED OR ALTERED, WITHOUT THE WRITTEN PERMISSION OF MCKENZIE AND COMPANY CONSULTANTS LIMITED. NO LIABILITY SHALL BE ACCEPTED FOR THE UNAUTHORISED USE OF THIS DRAWING.	PROJECT: MANGAWHAI CENTRAL LIMITED 83 MOLESWORTH DRIVE MANGAWHAI	TITLE: PLAN CHANGE PC78 STRUCTURE PLAN MAP			ISSUE STATUS: FOR DISCUSSION	
		DRAWN: PP		DATE: 04/02/21	SIGNED:	PLOT DATE:	PROJECT NO: 1450						SCALES: 1:3,333 @ A1 1:5,667 @ A3	
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Zone Map



District Plan Changes

PC78 Map Amendments

1. Rezone Lot 1 DP 314200 and Lot 4 DP 314200 from Residential to Estuary Estates Zone (maps 56, 56A, and 57 of the KDP).
2. Amend the Estuary Estates Sub-Zones (including map 56A of the KDP) as illustrated on McKenzie & Co drawing 1450-PC-002 Revision A dated 30/05/2019 titled "Plan Change SubZones" (including those applied to Lot 1 DP 314200 and Lot 4 DP 314200)
3. Delete the Estuary Estates Structure Plan (including maps Appendix E 1 to 26 in the KDP) and replace with McKenzie & Co drawing 1450-PC-008 Revision A dated 04/02/2021 titled "Plan Change PC78 Structure Plan Map"

16 Estuary Estates

16.1 General Description

16.1.1 Description Of The Estuary Estates Structure Plan

The Estuary Estates Structure Plan area is comprised of approximately 130 hectares of land located on the upper Mangawhai Harbour. It sits to the west of Molesworth Peninsula, south of the Mangawhai Heads settlement and northwest of Mangawhai Village.

~~The area is defined to the north by the Tara Creek estuary, which drains into the upper Mangawhai Harbour and to the west by a significant secondary wetland system, which drains to the Tara Creek. To the east the area is defined principally by Molesworth Drive as it traverses the estuarine alluvial flats between Mangawhai Village to the southeast and Molesworth Peninsula northeast of the causeway.~~

~~The south and south-western boundaries of the Estuary Estates Structure Plan area are defined following the lower slopes of the hill country that rises from the estuarine alluvial flatlands, along the interface of which Old Waipu Road is partially aligned. The west and south is fringed by private properties on the adjacent alluvial flats and elevated hill country overlooking the area.~~

~~The topography within the northern and western portions of the area features gently to moderately steep hills falling from a northeast-southwest trending ridgeline and a similar trending elevated plateau area.~~

~~The eastern and southern portions are low lying and situated on part of a large flat alluvial terrace, which lies adjacent to the Mangawhai Estuary.~~

~~The Estuary Estates Structure Plan area is particularly significant in terms of its strategic location within an area of high development growth. Its intrinsic character and site features, particularly in terms of its location and variety and diversity of discrete environments provide a number of development opportunities that could emerge from the change of land use and management that, as its primary purpose, would seek to secure a range of positive environmental outcomes.~~

16.1.2 Relationship of the Mangawhai Structure Plan and the Estuary Estates Structure Plan

~~The Mangawhai Structure Plan is incorporated into the District Plan (refer Chapter 3B: Mangawhai Growth Area). The Estuary Estates Structure Plan Area falls within the Policy Areas 1 and 2 of the Mangawhai Structure Plan.~~

~~This Structure Plan reflects and implements the analysis and directions promoted through the Mangawhai Structure Plan. The provisions of Estuary Estates Structure Plan aim to facilitate the development of the land to reflect its important location and position as an entry point to Mangawhai Heads.~~

~~In order to reflect the directions of the Mangawhai Structure Plan and create an attractive “gateway” to Mangawhai Heads, Chapter 16 – Estuary Estates seeks to provide for a commercial centre adjacent to Molesworth Drive to provide for future retail and service needs beyond those able to be provided for at the historical village centres. This includes provision for activities requiring larger retail buildings but limits the extent of these to preserve a rural village character. The Estuary Estates Structure Plan will also enable some mixed-use development where residential activities can merge with business type activities in close proximity to the centre. This provides for work-from-home type options as well as adding diversity to the way in which emerging needs can be catered for.~~

~~Beyond the retail/business centre which is defined by open spaces and pedestrian areas, there are nodes of residential development at varying densities complemented by different forms of rural lifestyle development, including a ‘Lakeside Living’ cluster and a ‘Rural Lifestyle’ cluster, with a resulting built environment that can meet the needs of the increasing number of residents and visitors, while reflecting the unique characteristics of its location.~~

The provisions of Chapter 16 and the Estuary Estates Structure Plan have precedence over the Mangawhai Structure Plan 2005.

16.1.3 How to Use this Chapter of the District Plan

~~This Chapter specifies what land uses can or cannot be done in this Zone. Where someone wants an activity that is not provided for or does not meet the Standard for that activity, they will need to lodge a Resource Consent. Council has an opportunity to approve or decline the application and to set conditions on how this activity is done. This Chapter also seeks to make sure that subdivision has adequate servicing, including roads, to avoid, remedy or mitigate effects on the environment.~~

Before you use this Chapter of the District Plan, check:

~~☑ That the property for development / subdivision is located in this Zone (Map Series 1).~~

~~☑ If the property has a special site, area, feature or management unit on it (Map Series 2) (if it does, you need to look at the relevant Chapter for that site, area, feature or unit first).~~

~~☑ The parameters of the Estuary Estates Structure Plan (Appendix 25E to the District Plan Maps).~~

~~In summary you need to check whether your activity is provided for and whether it meets the Performance Standards of Section 16.8, 16.9 and 16.10 of this Chapter and the Estuary Estates Structure Plan.~~

~~How much information Council will need in considering your Consent application depends on the Activity Status of your Consent. Firstly, you will need to check the activity tables in Section 16.7 and then the Performance Standards in Section 16.8 and 16.10 of this Chapter. In considering a Resource Consent application Council will exercise its discretion (Discretionary Activities) or will limit its discretion to those matters identified (Restricted Discretionary Activities) in order to consider how the activity contributes to or is not contrary to the Objective and Policies of the Plan. If the proposal is a Discretionary Activity, you will need to consider whether the proposal meets the Objective and Policies of this Chapter. For Non-Complying Activities you will need to consider the Objectives and Policies of both this chapter and Part A of the Plan, as well as the relevant Part 2 matters of the Resource Management Act 1991. See Section 1.3.5 of the District Plan for a summary of the ‘Status of Consents’.~~

~~If you need to prepare a Resource Consent application for your proposed development or subdivision: Council has prepared a guide that sets out the process and information they want to assist them in processing your application. This guide can be obtained from Council’s offices or their website: www.kaipara.govt.nz~~

16.1.4 Description of the Estuary Estates Structure Plan Provisions

The ~~zoning and roading network is shown on Map 56A in Map Series 1. All of the~~ Estuary Estates Structure Plan Maps ~~are~~ is provided in Appendix E of this District Plan.

This Chapter has its own set of definitions in Section 16.13 which apply specifically to the Estuary Estates Structure Plan area. Where any ‘alternative’ definitions are contained within Chapter 24 of the District Plan, the definitions in Section 16.13 apply. In all other cases the definitions contained within Chapter 24 of the District Plan will apply.

~~These Sub-Zones reflect the outcomes of the comprehensive resource management analysis of the area, which was carried out to define the capacity and identify the key elements of the natural environment that need preservation, protection and enhancement.~~

The Sub-Zones contained within the Estuary Estates Structure Plan area include the:

- Business 1 Sub-Zone;
- ~~Community 2 Sub-Zone;~~
- Residential 3 ~~A to 3D~~ Sub-Zones;
- ~~Parkside Residential 4 Sub-Zone;~~
- ~~Rural Cluster 5 Sub-Zone;~~
- ~~Rural Residential 6 ub-Zone;~~ and
- Service 7 Sub-Zone; and
- Natural Environment 8 Sub-Zone.

Estuary Estates Structure Plan

The Sub-Zones shown on Map 56A in Map Series 1. ~~do not include public roads.~~ Each of these Sub-Zones provides for a specific mix of land use activities with corresponding Subdivision and Development Controls.

~~Each Sub-Zone also includes defined areas of land called the Green Network as shown on Estuary Estates Structure Plan Map 1. The Green Network areas are shown in greater detail on Estuary Estates Structure Plan Maps 1-26 including identification of particular public areas such as the Village Green in Sub-Zone 2 which will vest in and be managed by Council. The balance parts of the Green Network will be secured by a variety of methods including easements, rights-of-way, covenants and reserves or other methods as determined by Council at the time of development.~~

The Estuary Estates Structure Plan Maps ~~s~~ together with the associated Development Control Rules and subdivision provisions discussed below are the means through which the environmental and amenity values contemplated by the Structure Plan will be achieved.

For each Sub-Zone, ~~explicit~~ Development Controls ~~are set out in Sections 16.8, 16.9 and 16.10 and~~ define the nature and scale of development that is considered appropriate for each particular Sub-Zone to ensure consistency with the outcomes promoted by the Structure Plan.

The Permitted Activity Standards and Development Controls ~~set out in Section 16.8~~ rely upon ~~typical~~ Development Control parameters such as coverage, density, height, height in relation to boundary, yards and other environmental effects related controls to achieve the integration and secure the stated Policy

outcomes for the area. ~~Maps 4-17 set out on a series of maps the indicative location of buildings within the separate parts of each Sub-Zone defined as 'development blocks'. These maps also show the maximum residential density allowed for each of the development blocks and the Permitted Activity coverage thresholds.~~

The Subdivision provisions include minimum Site Area Standards ~~to enable the basic 'development building blocks' to be established. There are provisions for Unit Title and alternative subdivision methods so that the Residential Density Standards for the Sub-Zones can be given effect to.~~ In the case of the Residential 3 Sub-Zones there is provision for a higher number of residential units to enable multi-level development of separate dwelling units ~~and a diversity of housing typologies and lifestyle choice across the A-D areas.~~

Provision for integrated residential development is also enabled via an overlay on the Structure Plan to encourage diversity in housing typologies and lifestyle options in close proximity to the Business 1 Sub-Zone.

~~For both land use activities and subdivision, the Estuary Estates Structure Plan provisions explicitly set out how staged development shall occur in respect of ensuring that basic infrastructure and Green Network elements are established at early stages of development. Maps 18-26 set out the means through which infrastructure and roading are to be established so that subdivision and development can proceed on an orderly basis.~~

~~The General Rules for subdivision require that the individual Sub-Zones be separated onto separate Titles as 'Stage 1 subdivision'. That allows for a progressive development within each Sub-Zone, which seeks that either minimum land areas or a specified scale of development be developed on a comprehensive basis to avoid ad hoc development. That approach will also allow for the implementation of methods to secure the Green Network to be addressed.~~

~~A comprehensive Development Control process is defined and provided for land use and subdivision proposals over a particular density threshold or for the identified development blocks in Maps 4-17. The Rules provide for such proposals so that an integrated approach to development is achieved which realises the outcomes shown on Map 56A in Map Series 1 and Estuary Estates Structure Plan Maps 1-26.~~

Estuary Estates Design and Environmental Guidelines (Appendix 16.1)

The Estuary Estates Design and Environmental Guidelines address a range of environmental and design matters. They are used as Resource Consent application assessment criteria to enable the Estuary Estates Structure Plan provisions to be properly interpreted to achieve the outcomes.

~~Roading within the Estuary Estates Structure Plan Area is shown in greater detail on the Estuary Estates Road Network Map 2.~~

~~A Building Line Restriction is imposed parallel to Molesworth Drive to allow for future road widening and roading improvements. This is shown on Estuary Estates Structure Plan Maps 2 and 4.~~

~~Estuary Estates Structure Plan Maps 3, 4 and 18-26 illustrate details of stormwater management, staging and implementation.~~

16.1.5 Staging and Implementation

~~The Estuary Estates Structure Plan provisions include specific Rules that set out the means through which infrastructure and roading are to be put in place prior to development occurring within any of the Sub-Zones. Maps 18-26 set out the required infrastructure, structure planting and roading that must be established before any individual Sub-Zone can be developed and subdivided.~~

~~Map 18 defines a baseline level of infrastructure, structure planting and roading that must be established at the outset prior to any other subdivision or development being able to occur elsewhere within the Estuary Estates Structure Plan Area. The Subdivision Rules require that Sub-Zones 1 and 7 be subdivided off first as separate Titles and after that, while all of the remaining Sub-Zones must be subdivided onto separate Title prior to any internal development occurring, the sequence of that subdivision can be flexible to respond to local needs.~~

16.1.6 District Plan Wide Provisions

In any instance where your property is subject to any site feature or management unit (Map Series 2) and the Rules in the relevant Part C Chapter overlap with (or duplicate a Rule in this Zone Chapter), the Rules in the Part C Chapter shall take precedence.

In any instance where works in the road (road reserve) or network utility activities are proposed and the Rules in Chapter 10 and 11 (respectively) overlap with (or duplicate) a Rule in this Zone Chapter other than those listed in 16.11A, the Rules in Chapter 10 and 11 (respectively) shall take precedence.

~~Where Standards are specified in this chapter, they are to take precedence over the Kaipara District Council Engineering Standards 2011. For all other matters, Kaipara District Council Engineering Standards 2011 shall apply. The following documents should also be referred to as they may contain Standards which apply to a particular site or proposal.~~

- Austroads Guide to Traffic Engineering Practice;
- Austroads Urban Road Design;
- NZS 4404:2010 Land Development and Subdivision Engineering.

16.2 Resource Management Issues

~~The key resource management issues for the Estuary Estates Structure Plan area are identified as follows:~~

- 16.2.1 ~~The need to recognise and provide for the safety and wellbeing of people and communities within the Estuary Estates Structure Plan area.~~
- 16.2.2 ~~The need to protect key natural landscape values and areas of ecological value.~~
- 16.2.3 ~~The need to manage the coastal edge, water systems and important wetland areas.~~
- 16.2.4 ~~The importance of providing for future growth in a manner consistent with the management patterns defined in the Mangawhai Structure Plan.~~
- 16.2.5 ~~The importance of building on the outcomes identified in the Mangawhai Structure Plan as a means to avoid land use activity conflicts.~~
- 16.2.6 ~~The importance of ensuring any development of the Estuary Estates Structure Plan area recognises the character and identity of the wider Mangawhai area.~~
- 16.2.7 ~~The importance of integration of the mixed-use development with the rural and open space aspects of the development concept.~~
- 16.2.8 ~~The importance of ensuring any commercial development of the Estuary Estates Structure Plan Area reflects long term needs of the wider Mangawhai Area.~~
- 16.2.9 ~~The importance of providing for a diverse range of living opportunities that reflect the changing demographics in the area.~~
- 16.2.10 ~~The importance of managing stormwater and groundwater quality in relation to potential effects on ecological values and habitats, water systems and estuarine / coastal waters.~~

16.3 General Objectives and Policies

16.3.1 Green Network Natural Environment Objective

To conserve, protect and enhance the landscape, ~~recreational~~ recreational and ecological resources ~~of the Green Network and associated with wetlands, streams, coastal marine area, environment, groundwater and identified areas of indigenous vegetation.~~

16.3.1.1 Policies

- 1) By identifying and managing the different landscape elements within the Green Network.
- 2) By recognising and providing for the preservation and enhancement of the significant ecological habitat adjacent to the Tara Estuary.
- 3) By using development and subdivision controls to ensure development of provides for the open space needs of the community.
- 4) By adopting a strategic management approach to the establishment and maintenance of the Green Network, which ensures the Green Network functions as an integral part of the Estuary Estates Structure Plan area.
- 5) By providing for key landscape, ecological and recreational areas to be secured as Green Network.
- 6) By ensuring development contributes to the revegetation of areas within the Green Network, so as to enhance the landscape and, extend ecological linkages and to ensure buildings sit in a landscaped context.
- 7) By securing through the Green Network a walkway system linking areas of open space, residential and business areas and community facilities.
- 8) By using specific Development Controls for earthworks, in order to manage development and thus achieve the protection and enhancement of the natural environment.
- 9) By ensuring that site works associated with subdivision and development avoid adverse effects on water courses, areas of ecological value, arising from changes to land form and the generation of sediments
- 10) By ensuring that stormwater is managed and treated to maintain and enhance the health and ecological values of the wetlands, streams and the coastal marine area environment.

- 11) All land use, and development and subdivision must be designed and implemented to be consistent with the relevant Regional Stormwater Discharge Consent Stormwater Management Consent and approved by the network utility operator, including the application of water sensitive design.
- 12) Enabling land vested in Council for reserve purposes to be developed development and utilised for its vested purpose.
- 13) By recognising the impact of climate change and the ensuring development can avoid, remedy of mitigate effects on ground water as a sustainable resource and ensuring subdivision and development can avoid, remedy or mitigate hazards associated with climate change

16.3.2 Amenity Objective

To ~~protect create new~~ and enhance ~~existing the environmental and~~ amenity values of the Estuary Estates Structure Plan area.

16.3.2.1 Policies

- 1) ~~By using a number of Sub-Zones with specific purposes within the Estuary Estates Structure Plan area to allow for development appropriate to the capacity of each Sub-Zoned Area.~~
- 2) By implementing the structure plan, development and subdivision controls, assessment criteria Appendix 25A – Mangawhai Design Guidelines and Estuary Estates Design and Environmental Guidelines in Appendix 16.1 to achieve an integrated high quality, built environment with a strong pedestrian focus associated with buildings fronting on to and having a clear relationship with the street to provide amenity and passive surveillance with architectural forms compatible with the coastal, small town character of Mangawhai.
- 3) ~~By recognising and providing for community safety and social wellbeing as a key part of the Estuary Estates Structure Plan area's development.~~
- 4) By implementing the Development Controls to ensure the ~~open space character and landscape and~~ amenity values of the Estuary Estates Structure Plan area are ~~retained~~ maintained and enhanced.
- 5) ~~By securing extensive pedestrian and non-vehicular access and connections within the Estuary Estates Structure Plan area.~~
- 6) ~~By ensuring development is managed to reduce the dominance of buildings in the landscape, particularly on the slopes of the Rural Cluster 5 and Rural Residential 6 Sub-Zones.~~
- 7) To ensure that roads are developed as high quality public spaces by incorporating amenity features as such as tree planting ~~and varied paving materials.~~
- 8) By managing the density of development within the residential sub-zones so as to reduce landscape and visual effects.
- 9) By providing for a walkway network associated with the roading network and where practicable through green corridors.

16.3.3 Land Use Objective

~~To limit the range and scale of land uses within the Estuary Estates Structure Plan area, in order to avoid or minimise conflict between different activities.~~

16.3.3.1 Policies

- 1) ~~By dividing the Estuary Estates Structure Plan area into a range of different Sub-Zones and allowing for only a specific range of activities within each Sub-Zone.~~
- 2) ~~By providing and maintaining amenity values through the implementation of appropriate Development Control Standards and design guidelines.~~
- 3) ~~By using activity lists and effects based Performance Standards and Development Controls as a means to avoid reverse sensitivity conflicts.~~
- 4) ~~By limiting the Permitted Activity thresholds for the size of activities such as restaurants, taverns, healthcare and medical facilities where there is a potential to adversely affect residential amenity.~~
- 5) ~~By ensuring that key elements of the Estuary Estates Structure Plan such as the Green Network and infrastructure requirements are implemented in a manner that ensures the integrated and sustainable development of the whole area, particularly when development is to be progressively staged.~~
- 6) ~~By requiring development to be in accordance with the Maps 1-26 particularly in terms of the scale, density and location of buildings and activities, and the location and extent of the Green Network.~~
- 7) By ensuring that subdivision and development proceeds in an integrated manner so that the indicative development shown on Maps 4-17 is given effect to.

16.3.4 Business and Service Objectives

1. To provide for the town centre and service area business and servicing activities while, ensuring that the adverse effects of those activities are avoided, remedied or mitigated.

2. To create a distinctive, attractive and vibrant business area town centre.

16.3.4.1 Policies

- 1) By providing ~~a~~ specific Sub-Zones to enable business and service activities to provide for social, cultural and economic wellbeing and in order to better manage the effects of such activities upon amenity values and the environment.
- 2) By using specific development and subdivision controls and the Estuary Estates Design and Environmental Guidelines to ensure development within the Business 1 Sub-Zones achieves an integrated high quality built environment with a strong pedestrian focus, and a high quality streetscape.
- 3) ~~By limiting the development of larger scale retail and office activities that need larger land areas to Precinct 1 only.~~
- 4) ~~By providing for business and servicing opportunities that cannot be met within the areas Sub-Zoned at the other Village centres in Mangawhai.~~
- 5) By providing for ~~small scale~~ servicing and manufacturing opportunities in Service Sub-Zone 7 that require larger land areas ~~not available in other central locations.~~
- 6) By providing for ~~limited~~ residential activities within the Business 1 Sub-Zone; where adverse effects on residential amenity from business activities or buildings can be avoided, remedied or mitigated.
- 7) ~~By ensuring that the development of the Business 1 Sub-Zone is managed through staging in order to achieve a consolidated centre.~~
- 8) By using a comprehensive Development Control approach and applying environmental and design provisions to achieve an attractive and locally identifiable built form commensurate with the town centre's 'gateway character'.
- 9) By ensuring that development achieves a quality built environment where bulk unrelieved building facades do not occur along road frontages and the design of buildings, open space and parking areas enables a lively streetscape, with safe and convenient pedestrian connectivity.
- 10) In Service Sub Zone 7, by ensuring a reasonable level of on-site amenity and streetscape is achieved by implementing the Development Controls

16.3.5 Community Objective

~~To create a community focal point in the Estuary Estates Structure Plan area.~~

16.3.5.1 Policies

- 1) ~~By providing for a range of community buildings and recreation and leisure activities to meet community needs.~~
- 2) ~~By enabling flexibility in the Sub-Zone provisions so as to respond to changes in community needs and recreation and leisure trends.~~
- 3) ~~By requiring that the Village Green shown on Map 5 be vested in Council at the time of initial development of the Community 2 Sub-Zone.~~
- 4) ~~By ensuring that the development of the Community Sub-Zone occurs in stages in order to achieve a consolidated centre.~~
- 5) ~~To ensure a high quality of built environment is developed which relates positively to the street, neighbouring properties and the Green Network.~~

16.3.6 Residential Objective

To provide for a diverse range of residential living opportunities and to promote residential intensification in proximity to the village Business Sub Zone 1 within the Estuary Estates Structure Plan area.

16.3.6.1 Policies

- 1) By enabling a range of Sub-Zones to so that the Estuary Estates Structure Plan area can provide for up to 500 new household units diverse housing to support the village Business Sub Zone 1 and to accommodate growth within Mangawhai.

- 2) By ensuring that the type and intensity of residential activity in each Sub-Zone occurs at a level ~~capable of being sustained by the local environment that will not result on significant adverse landscape or visual effects on the environment.~~
- 3) By ensuring a high level of on-site residential amenity is provided together with the appropriate ~~maintenance protection~~ of amenity to neighbouring sites and the streetscape.
- 4) By ensuring that the outdoor living needs ~~of upper level apartments~~ can be met through the use of courtyards, communal areas, and balconies, and roof-top areas or a mixture of all elements.
- 5) By ensuring a high quality of built environment is developed which relates positively to the street, neighbouring properties and ~~open spaces, the Green Network, through the assessment of new buildings by the Estuary Estates Design and Environmental Guidelines.~~
- 6) By encouraging ~~the comprehensive integrated residential development of larger lots in proximity to the village-Business Sub Zone 1 to assist with enabling a diversity of housing typologies.~~
- 7) ~~By ensuring that all buildings within the Rural Residential 5 Sub-Zone sit within a vegetated back drop.~~
- 8) By providing for non-residential activities, or home occupations, education and/or childcare facilities where the activities do not adversely affect residential amenity.
- 9) By providing for residential growth in an integrated urban form
- 10) By minimising rear lots so as to give sites the spacious outlook area of a street, as well as a street address that connects each lot into the neighbourhood.

16.3.7 Natural Environment Objective

~~To ensure that activities conserve and enhance the natural environment and ecological values of the Tara Estuary and Mangawhai Harbour.~~

16.3.7.1 Policies

- 1) ~~By using specific Development Controls for earthworks, building scale, density and location, and requiring the establishment of sustainable infrastructure, in order to manage development and thus achieve the protection and enhancement of the natural environment.~~
- 2) ~~By ensuring that site works associated with subdivision and development avoid adverse effects on water courses, areas of ecological value, and neighbouring properties arising from changes to land form and the generation of sediments.~~
- 3) ~~By establishing a permanent Green Network within the Area as one means of protecting key ecological values and features including the nearby salt marsh and estuarine environments.~~
- 4) ~~By establishing the defined Green Network as shown on Maps 1, 4-17 as a key means of securing sustainable land use and subdivision activities within an integrated catchment management framework.~~
- 5) ~~By limiting urban development to areas where geotechnical conditions allow for that.~~

16.3.8 Transport Objectives

1. To achieve a high amenity, well connected, low speed impact and sustainable roading network that provides for easily and safely accessed, ~~orderly~~ development.
2. To develop a roading network ~~within the Estuary Estates Structure Plan Area~~ which integrates safely and efficiently with the surrounding roading network whilst ensuring adverse effects are avoided or mitigated.
3. To ensure the impact of activities on the safety and efficiency of the road network is addressed and to ensure safe and efficient vehicle access is provided to, and on, every site while avoiding adverse effects on the environment.
4. To promote active transport (walking and cycling).

16.3.8.1 Policies

- 1) By ensuring development provides for the safe and convenient movement of people within the development and to wider networks by foot and cycle as well as cars, buses, and other vehicles.
- 2) ~~By providing high quality safe open space, access and pedestrian linkages for people and facilitates sustainable living options between activities, at the time of or prior to any subdivision and development.~~
- 3) By ensuring development includes an appropriate amount of occupant and visitor parking on site.
- 4) ~~By implementing particular Standards for the formation of car park spaces.~~
- 5) By ensuring that development provides for roading in an integrated manner ~~so that the indicative development shown on Maps 2, 18-26 is given effect to, that supports multi-modal transport options~~

- 6) By ensuring that the roading network can be efficiently used by emergency services at all times.
- 7) ~~By providing for a safe effective and efficient road network for vehicles, cyclists and pedestrians.~~
- 8) ~~By adopting and applying a functional road classification to roads to control access, traffic and road formation Standards.~~
- 9) ~~By requiring a low impact and~~ ensuring a landscaped design approach for new roads; including utilising the application of water sensitive design techniques to achieve stormwater management outcomes.
- 10) ~~By discouraging traffic generating activities in sub zones environments where they would have significant adverse effects.~~
- 11) By implementing Standards that ensure vehicle access points are safe and efficient
- 12) By ensuring that stormwater is managed and treated from larger areas of parking.

16.3.9 Utilities, Services and Infrastructure Objective

To ensure the provision of sustainable a high amenity, low impact and sustainable infrastructure networks that provides for properly serviced, and orderly development.

16.3.9.1 Policies

- 1) ~~By implementing earthworks and stormwater management Development Controls for land use and subdivision activities that require the provision of prime infrastructure in sequence with any development and in a manner where potential adverse environmental effects are avoided or minimised.~~
- 2) ~~By ensuring that the provision of infrastructure is consistent with the Maps 1-26.~~
- 3) By ensuring that all infrastructures can be efficiently used by emergency services at all times.
- 4) By requiring that all wastewater systems be connected to Council's public reticulated (EcoCare) system; ~~with the exception of Rural Residential Sub-Zone 6 which will be unserved.~~
- 5) By ensuring subdivision and development is aligned with infrastructure necessary to serve development
- 6) Ensuring that medium to higher density subdivision in Residential Sub Zone 3A (except lower density lots capable of providing adequate onsite water supply), integrated residential development visitor accommodation and retirement facilities are supported serviced by adequate appropriate reticulated water supply solutions

16.3.10 Staging and Financial and Development Contributions

~~To ensure that the timing of subdivision and development of the Estuary Estates Structure Plan area is coordinated with the provision of infrastructure needed to serve the area and that development contributes its share of the growth related costs of this infrastructure.~~

16.3.10.1 Policies

- 1) ~~By ensuring subdivision and development is in accordance with the Estuary Estates Structure Plan provisions.~~
- 2) ~~By requiring development within the Business 1 and Community 2 Sub-Zones occurs progressively in accordance with the Estuary Estates Structure Plan and for all other Sub-Zones only once the principal infrastructure is operational.~~
- 3) ~~By requiring development to make a contribution at the time of subdivision and/or development (including at the building stage) to provide for infrastructure and reserve needs in accordance with Section 22.10 of this District Plan.~~

16.3.11 Subdivision Objective

To provide for subdivision in a manner which achieves an urban amenity and the integrated management of the use, development and protection of the natural and physical resources of the District.

16.3.11.1 Policies

- 1) By ensuring that existing bush, streams and wetlands and coastal marine environment are protected and enhanced.
- 2) By ensuring that all subdivisions are able to be properly serviced and can adequately avoid, remedy, or mitigate or appropriately manage the effects of natural hazards.
- 3) By ensuring subdivision implements the features of the structure plan
- 4) By ensuring subdivision density and lot sizes respond to the site's characteristics and avoid significant landscape and visual effects

- 5) By ensuring subdivision establishes the roads illustrated on the structure plan, and establishes a well connected local roading network
- 6) By ensuring subdivision upgrades the Molesworth Drive frontage
- 7) By ensuring subdivision establishes the open spaces, and walking and cycle network illustrated on the structure plan in proportion to the planned density of the locality.
- 8) By ensuring that subdivision establishes and maintains the amenity buffer between Service Sub Zone 7 and the neighbouring residential sites

16.4 Resource Management Strategy

16.4.1 Planning Strategy

~~The strategic importance of the Estuary Estates Structure Plan area within the Mangawhai Structure Plan area requires a specific planning framework to be established.~~

~~The primary Resource Management Strategy for the Estuary Estates Structure Plan area is to divide it into “Sub-Zones” forming the basis for detailed resource management and Development Control purposes. This also enables an integrated approach to the use and development of the Estuary Estates Structure Plan area within the context of the wider Mangawhai Area and the long-term growth directions envisaged for Mangawhai. This strategy requires a comprehensive site planning approach to secure an integrated and consolidated mixed-use built environment. The use of Development Control Rules requiring a Staging Plan for subdivision will also assist in securing that approach. The staging and implementation of landscaping, infrastructure and roading is addressed through the inclusion in the Estuary Estates provisions, including Figures 1-26 of Appendix 16.1 which set out specific requirements for those matters.~~

~~The Maps 1 and 4-17 identify the spatial distribution of buildings and the Green Network areas that will be established through the development of the Estuary Estates Structure Plan area. There are different parts to the Green Network each with their own characteristics and the methods to secure the Network vary according to those characteristics. In some cases land may be vested in Council as reserves and in other cases will be protected through covenants and/or Consent Notices.~~

~~Each Sub-Zone has a specific purpose and focus, which drives the primary planning mechanisms used to achieve different land use, subdivision and environmental management outcomes for the different parts of the Estuary Estates Structure Plan area.~~

~~The planning strategy for the Estuary Estates Structure Plan area also requires the provision of information and regular monitoring of the Plan controls to ensure they continue to achieve their stated purpose.~~

16.4.2 Design and Environmental Outcome Strategy

~~The ‘Estuary Estates Design and Environmental Guidelines’ are an important part of the Resource Management Strategy used to implement the Estuary Estates Structure Plan provisions.~~

~~The Estuary Estates Design and Environmental Guidelines recognise that the future built environment of the Estuary Estates Structure Plan Sub-Zones must be of a high quality and design in order to create a built form that creates a sustainable character and identity and which preserves the natural coastal character of Mangawhai Harbour.~~

~~The Estuary Estates Design and Environmental Guidelines recognise that relatively intensive development can occur within Sub-Zones 1-5 and thus specify clear outcomes in respect of managing any potential adverse effects from land use and development.~~

~~The Estuary Estates Design and Environmental Guidelines are implemented through the Resource Consent application assessment criteria which require consistency of development with those guidelines as well as the Estuary Estates Structure Plan Maps 1-26. All new buildings, with the exception of buildings in the Service 7 zone require, at the least, Controlled Activity Resource Consent as a means of ensuring a high quality built environment. A lower level of amenity is considered acceptable in the Service 7 Sub-Zone. Maps 4-16 show the indicative development of the Estuary Estates Structure Plan area and complement the Estuary Estates Design and Environmental Guidelines.~~

16.4.3 Transport Network and Access Strategy

~~The form and layout of Estuary Estates Structure Plan Maps 4-16 have been designed to support an integrated Transport Network (as shown on Map 2) that provides for vehicles, pedestrian walkways, bridle paths, and cycle tracks.~~

~~The Transport Network, in particular the location of main routes, has been designed to ensure:~~

- a) ~~Limited adverse impact on the environment;~~
- b) ~~Separation between sensitive natural, restoration and activity areas is maintained;~~

- c) ~~Efficient and effective maintenance; and~~
- d) ~~Safety and convenience of all users of the Transport Network including emergency service vehicles.~~

~~Map 2 illustrates the defined roading hierarchy used to secure the transportation outcomes appropriate to the functions of each type of road.~~

~~The Green Network shown on Map 1 is an integral part of defining and establishing the connectivity to and within the different Sub-Zones. These connections will be secured through a range of methods including easements, covenants, open space, reserves and the use of local streets. All developments and subdivision proposals must demonstrate the means through which the total transportation and access strategy defined for the Estuary Estates Structure Plan area is progressively secured.~~

~~Maps 2 and 4 denotes a Building Line Restriction which is designed to provide for future proposed road widening and intersection improvements to the Molesworth Drive road frontage of the Estuary Estates Structure Plan area.~~

16.4.4 Utilities, Infrastructure And Servicing Strategy

~~In providing for subdivision and development the Estuary Estates Structure Plan provisions seek to ensure that:~~

- a) ~~Stormwater collection, treatment, reticulation and discharge maintain the level and quality of water systems, groundwater and the marine environment.~~
- b) ~~Low impact design techniques are to be utilised as a key design principle.~~
- c) ~~All developments must connect to the Council reticulated wastewater (EcoCare) community system (with the exception of Sub-Zone 6 which may have independent on-site systems).~~
- d) ~~Conservation and efficiency in water use is recognised and provided for as the preferable approach to development.~~
- e) ~~Roof water is to be stored and treated for potable use in preference to using other sources particularly where there may be a potential for saltwater intrusion and/or adverse effects on ground water tables.~~
- f) ~~The form and layout of subdivision and development must minimise the effects of generated stormwater and ensure that stormwater treatment and disposal does not create adverse effects on the environment.~~
- g) ~~To achieve orderly and integrated development the Plan provisions, the Estuary Estates Structure Plan Maps 1-26 set out minimum requirements for the provision for structure planting infrastructure and roading.~~

16.5 Methods of Implementation

16.5.1 District Plan Methods, Staging and Implementation

~~A number of methods are used to implement the Estuary Estates Structure Plan provisions, including;~~

- ~~a) Providing for a number of Sub-Zones with servicing and mixed use activities being the dominant use of the key land close to Molesworth Drive and rural residential activities being the main use of the upper slopes and residential and community uses provided for in the area bounded by the main 'ring road'.~~
- ~~a) Providing for varying residential densities within the residential Sub-Zones, ranging from a 'new Mangawhai style' medium density option to rural lifestyle and lakeside living.~~
- ~~b) Adopting Strategies, Objectives, Policies and Rules which define and control the form, extent and character of development within each Sub-Zone, and provide for the staged development of the Business 1 and Community 2 Sub-Zones.~~
- ~~c) Using Rules and Subdivision and Development Control processes, including Estuary Estates Design and Environmental Guidelines.~~
- ~~d) Using Maps (Maps 4-17 in particular) to define preferred development outcomes in respect of layout of buildings and setbacks, yards, landscaping and public and private pedestrian connections.~~
- ~~e) Enabling a comprehensive development approach through particular Rules that encourage larger scale subdivisions and developments to be designed and implemented in a comprehensive manner rather than through ad hoc development processes.~~
- ~~f) Adopting planning Strategies and provisions which provide protection for coastal / estuarine areas and areas of identified ecological and/or landscape value.~~
- ~~g) Ensuring through identified implementation and staging plans and specific Subdivision Rules that infrastructure, structure planting and roading is to be established so that that all development is able to be serviced and is provided for in an orderly manner.~~
- ~~h) Setting out specific staging and implementation requirements so that the relationship between subdivision and the processes of providing infrastructure and roading are transparent and ensure that essential requirements are met early in the subdivision development process.~~
- ~~i) Ensuring that infrastructure and roading is provided for in an orderly manner in sequence with the subdivision of each Sub-Zone areas onto separate Titles as a precursor to any development being permitted within any of the individual Sub-Zones.~~

16.6 The Estuary Estates Structure Plan Sub-Zones

~~In addition to the general Objective and Policies set out in Section 16.3 above, there are specific Objective and Policies for each Sub-Zone, as described below.~~

16.6.1 Business Sub-Zone 1

16.6.1.1 Sub-Zone Description Strategy

The Business Sub-Zone provides for a business town centre designed to serve both the business and retail needs of the Estuary Estates Structure Plan area and the wider community.

Particular attention is given to establishing a mainstreet, defining the scale and design of buildings and detailing, pedestrian streetscapes, open-space permeability and connectivity through the Sub-Zone into the surrounding community and residential areas with generous landscaping and tree planting in streets, car parks, and inter-building spaces designed to link to open spaces in the wider area ~~the 'built green space' to the wider Green Network.~~

~~This Sub-Zone is around 7.5ha in overall area, including roads. It comprises around 4ha of development area and has a Green Network component of approximately 1.3ha. The Green Network is located at the frontage to Molesworth Drive and fulfils as a buffer and stormwater management function.~~

~~The Sub-Zone provides the 'gateway' to the Estuary Estates Structure Plan area and enables easy access to business activities using the ring road that will connect with Molesworth Drive. Secure sheltered pedestrian friendly public spaces and connections are to be provided to adjacent streets and other nearby Sub-Zones and/or public places. Future road widening is anticipated by a 10m building line setback control parallel to Molesworth Drive.~~

~~There are two Precincts within the Sub-Zone. Precinct 1 is intended to provide principally for activities that require large format floor areas on larger sites that cannot be found within the other business centres at Mangawhai. Precinct 2 provides for smaller retail and business activities in smaller buildings and sites.~~

~~To avoid piecemeal development of the Precincts, development is to be staged and consolidated enabling the efficient use of land and ensuring the centre's amenity values are protected.~~

16.6.1.2 Objectives and Policies

Objective 1

~~To create a distinctive, attractive and vibrant business area.~~

Policies

- ~~a) By using a comprehensive Development Control approach and applying environmental and design provisions to achieve an attractive and locally identifiable built form commensurate with the Sub-Zone's 'gateway character'.~~
- ~~b) By ensuring that development achieves a quality built environment where bulk unrelieved building facades do not occur along road frontages and the design of buildings, open space and parking areas enables a lively streetscape, with safe and convenient pedestrian connectivity.~~
- ~~c) By allocating parking areas to internal locations where they can be well screened and will not detract from the streetscape and gateway qualities of the Sub-Zone.~~
- ~~d) By ensuring the Sub-Zone functions safely, conveniently and enjoyably as an integrated village environment at all stages of development.~~
- ~~e) By staging development so that the Precincts are developed in a consolidated manner avoiding piecemeal development.~~

16.6.2 Community Sub-Zone 2

16.6.2.1 Sub-Zone Strategy

~~The purpose of the Community Sub-Zone is to provide for a range of community focused buildings and activities around a central public space—a Village Green (Map 1 and 5). Public connections for pedestrians between all community Sub-Zoned areas are to be combined with park-quality tree plantings and landscape treatment of individual sites so they effectively constitute extensions to the Village Green.~~

~~The Sub-Zone is around 5ha in overall area, including roads. It comprises around 2ha of development area and has a Green Network component of approximately 1.15ha, namely the Village Green.~~

16.6.2.2 Objectives and Policies

Objective 1

~~To create a community hub.~~

Policies

- ~~a) By providing for a range of private and public community related buildings and activities, located adjacent to the Village Green and close to the Business and Residential Sub-Zones.~~
- ~~b) By implementing specific development and design controls to limit the size, scale and location of buildings to ensure an attractive built form.~~
- ~~c) By requiring safe pedestrian links to and from adjacent Sub-Zones and public places.~~
- ~~d) By requiring that a village green be vested as a reserve at the time of initial subdivision of this Sub-Zone.~~

16.6.3 Residential Sub-Zone 3

16.6.3.1 Sub-Zone Description Strategy

~~The main purpose of the Residential Sub-Zone 3 is to provide a residential area at a medium density with high levels of private and public open space. Groups of houses are to be interwoven with well-planted open space providing for casual recreation and pedestrian linkages across the Sub-Zone into the Community and Parkside Residential Sub-Zones, and through to the wider Green Network. The Maps 6-7 set out indicative building locations and define building setbacks from roads and open space/Green Network areas. The residential blocks closest to the Community Sub-Zone are intended to provide for the highest density. There are slightly lesser densities provided for in other development blocks noting that they are larger than those immediately adjacent to the Community Sub-Zone.~~

~~The Sub-Zone is intended to secure a community and neighbourhood focus to residential development with high levels of pedestrian connectivity and local open space areas and access ways providing for active and passive use. Stormwater is to be managed by sustainable design solutions in the public access areas identified on Map 3 at the rear of the residential buildings.~~

~~This Sub-Zone is approximately 12ha in total area, including roads. It comprises over 9ha of development area and has an open space and Green Network component of around 3ha. The open space/green network will emerge through the comprehensive planning and Development Control process that the Sub-Zone provisions set out.~~

~~The Sub Zone is split into sub-zones 3A to 3D. These are defined by the topography of the site, the landscape and visual absorption capacity of the site and proximity of the sub zones to Business Sub-Zone 1.~~

~~Sub Zone 3A is the closest to Business Sub-Zone 1 and is anticipated to accommodate the highest densities for residential development on the site, including that part which is subject to the Integrated Residential Development Overlay illustrated on the Structure Plan. The location affords opportunities for a variety of housing typologies and densities, along with retirement facility-village development.~~

~~Sub Zone 3B area adjoins Sub Zone 3A and offers opportunity for medium density housing opportunities associated with the enhancement of slopes and adjoining natural environment features.~~

~~Sub Zone 3C buffers the Estuary Estates Structure Plan area from Old Waipu Road.~~

~~Sub Zone 3D is located in the north facing slopes of the site, distant from Business Sub-Zone 1. It is the least dense residential zone recognising the existing slopes and the adjoining natural environment features.~~

16.6.3.2 Objectives and Policies

Objective 1

~~To provide for medium density residential living with a strong neighbourhood character and a high standard of residential amenity.~~

Policies

- ~~a) By controlling the form and scale of buildings to ensure a high standard of design which relates positively to the street and is sensitive to surrounding properties.~~
- ~~b) By enabling a range of housing forms and styles that collectively create a diverse residential environment while achieving a high standard of streetscape and on-site amenity.~~
- ~~c) By ensuring an extensive, pleasant safe and convenient pedestrian network facilitates interaction and movement within the community.~~
- ~~d) By enabling some smaller scale non-residential activities and home occupations within the Sub-Zone in keeping with the character and amenity of adjoining sites and the neighbourhood.~~
- ~~e) By encouraging the comprehensive approach to development to avoid ad hoc development.~~
- ~~f) By requiring all private pedestrian links and open space associated with the Green Network and utility services maintenance be managed through a body corporate or similar mechanism.~~

16.6.4 Parkside Residential Sub-Zone 4

16.6.4.1 Sub-Zone Strategy

~~The Sub-Zone provides for larger residential buildings sitting within a park-like environment. It provides for a higher density than the Residential Sub-Zone 3, while maximising the proximity of residents to appropriately scaled open space within the core of the Sub-Zone and facilitating easy access to wider open space areas and bush environments on neighbouring Sub-Zones.~~

~~This Sub-Zone is approximately 12ha in total area, including roads. It comprises around 8ha of development area and has an open space and green network component of around 4.4ha as illustrated on the Map 8. The open space/green network component will emerge through the comprehensive planning and development process that the Sub-Zone provisions contemplate.~~

16.6.4.2 Objectives and Policies

Objective 1

~~To provide for opportunities for well-designed higher density housing in a park-like environment in a central location.~~

Policies

- ~~a) By providing for larger and taller residential buildings so that a high proportion of open space is provided in the Sub-Zone. This is to be achieved by specifically limiting the location of and maximum building size and height to clearly define the residential building scale in the Sub-Zone.~~
- ~~b) By requiring large areas of open space and Green Network areas to be retained at the edges and within the Parkside Sub-Zone as defined in Map 8.~~

- ~~c) By providing for development that is subject to design controls that ensure a high quality 'park-like' residential amenity.~~
- ~~d) By using the Sub-Zone as a visual and environmental buffer between the medium intensity residential Sub-Zones and business activities.~~
- ~~e) By ensuring individual residential privacy and amenity is provided without losing the Sub-Zone's 'communal park-like neighbourhood qualities.~~
- ~~f) By limiting land use activities to residential or accommodation type activities including rest homes, welfare homes, retirement living and tourist accommodation.~~
- ~~g) By locating services and car parking so that they are not visually dominant. This may be achieved by locating them behind within or under buildings to avoid expansive car parking areas.~~
- ~~h) By providing adequate residential outdoor living spaces that visually or physically interconnect with the Green Network~~

16.6.5 Rural Cluster Sub-Zone 5

16.6.5.1 Sub-Zone Strategy

~~The purpose of the Rural Cluster Sub-Zone 5 is to form a compact cluster of medium density detached courtyard, row style housing or duplex style living forms where all dwellings are in close proximity to public open space and with easy pedestrian connections to the lakes around which much of the residential development is to be formed. Housing units are to be formed into groups, generally of five to 15 residential units, set into an integral landscaped environment and oriented for sun and views.~~

~~This Sub-Zone is around 58.5ha in overall area, including roads. It comprises around 16.0ha of development area and has a Green Network component of approximately 39.0ha. (Maps 9-12) Two lakes will be constructed as stormwater management devices and also provide a special amenity characteristic for the clusters of 'lakeside living' house styles that the Sub-Zone provides for.~~

~~Housing will be provided for in a range of forms that reflect the varied landscape and aspect offered from the indicative building locations defined on Maps 9-12.~~

16.6.5.2 Objectives and Policies

Objective 1

~~To create a series of compact residential clusters enjoying amenity values derived from an elevated aspect, lakeside settings and the rural elements of the Sub-Zone.~~

Policies

- ~~a) By limiting urban development to areas where geotechnical conditions allow that.~~
- ~~b) By limiting the location and density of development within the Sub-Zone, to locations where that development will have a reduced landscape impact within a vegetated backdrop. This vegetated backdrop is to be achieved by structure planting as shown on Map 18.~~
- ~~c) By using design controls and the Estuary Estates Design and Environmental Guidelines to ensure that a high quality of residential amenity is achieved.~~

Objective 2

~~To ensure that land use and subdivision activities are managed to secure the conservation, protection and enhancement of the natural environment elements of the Sub-Zone.~~

Policies

- ~~a) By requiring that the areas identified as Green Network on Maps 4-17 are set aside and managed, to ensure the dominant landscape and ecological values of the Sub-Zone are retained.~~
- ~~b) By ensuring that privately owned Green Network areas are managed through body corporate type structures that provide for proper management and regular maintenance.~~
- ~~c) By creating stormwater retention pond / lakes within the Sub-Zone as shown on the Maps 1-26 so that stormwater is managed and residential amenity is enhanced.~~
- ~~d) By requiring integrated landscaping including around the lake edges to retain a dominant rural character and amenity.~~
- ~~e) By ensuring that development will not lead to siltation or degradation of natural watercourses, wetlands, estuarine systems or the Coastal Marine Area.~~

16.6.6 Rural Residential Sub-Zone 6

16.6.6.1 Sub-Zone Strategy

~~The purpose of the Rural Residential Sub-Zone 6 is to provide for low-density living and with appropriate scales of building design to minimise any adverse visual effect on the landscape. This Sub-Zone has a high level of integration with the Green Network and provides a rural character context to the Estuary Estates Structure Plan area.~~

~~This Sub-Zone is around 27ha in overall area, including roads. It comprises around 11ha of development area and has a Green Network component of 15ha. All buildings are to be located as shown on Estuary Estates Structure Plan Maps 13-15.~~

16.6.6.2 Objectives and Policies

Objective 1

~~To provide for low-density rural residential development in keeping with the environmental, land capability, visual amenity, character and landscape values of the Sub-Zone.~~

Policies

- a) ~~By specifically limiting the number and location of residential dwellings within this Sub-Zone. This Sub-Zone is limited to land with moderate constraints in terms of land stability and slope. Development is limited to ensure only minor earthworks and landform modifications occur to facilitate building platforms and driveways.~~
- b) ~~By ensuring that any earthworks and the scale, design and external appearance of buildings complements and is compatible with the physical characteristics and dominant elements of the natural landscape.~~
- c) ~~By securing the protection, enhancement and retention of areas of open space, mature and regenerating native bush and planted areas within the Green Network through the setting aside of reserves, covenanting areas or through the use of similar protection and management techniques.~~

16.6.7 Service Sub-Zone 7

16.6.7.1 Sub-Zone Description Strategy

The purpose of the Service Sub-Zone is to provide for local service activities which are not appropriate elsewhere in the Estuary Estates Structure Plan area. The location of the Sub-Zone has been selected to minimise potential reverse sensitivity issues and also to provide good accessibility without needing to access the area through residential or commercial areas.

~~This Sub-Zone is around 7.5ha in overall area, including roads. It comprises about 3.2ha of development area and has a Green Network component of approximately 4ha. The Green Network component of the Sub-Zone is intended to provide~~ anticipates ~~a wide~~ a wide ~~buffer between the anticipated uses and adjoining residential land and roads to avoid reverse sensitivity and/or visual detracton issues arising.~~

16.6.8 Natural Environment Sub Zone 8

16.6.8.1 Sub-Zone Description

The purpose of the Sub Zone is to protect and enhance existing natural environment features (native vegetation, wetland and streams). Where possible public walkways and cycle paths are envisaged within the Sub Zone. Enhancement includes weed and pest control, and indigenous revegetation (where appropriate). Enhancement and ongoing ~~Ongoing~~ protection measures for these features are expected to from part of subdivision applications (i.e. whether they are vested in Council or held in private ownership).

~~This~~ The provisions of this Sub Zone ~~is~~ are ~~also intended to apply to any land vested in Council as reserve (recreation, stormwater and/or local purpose access).~~

The rules of this Sub Zone shall apply to any 'natural inland wetland' meeting the definition in the National Policy Statement for Freshwater Management 2020 where these are located outside of the mapped extent of the Sub Zone.

16.6.7.2 Objectives and Policies

Objective 1

~~To provide for local service activities and ancillary outdoor activities within the Sub-Zone.~~

Policies

- a) ~~To establish structure planting within the Green Network which will act as a landscaped buffer between neighbouring properties and surrounding Sub-Zones within the Estuary Estates Structure Plan area. Such planting is to be established prior to any building development within this Sub-Zone.~~
- b) ~~By requiring that business activities do not adversely affect the surrounding roading network, or the Green Network or nearby residential properties.~~
- c) ~~By ensuring a reasonable level of on-site amenity and streetscape is achieved by implementing the Development Controls.~~

16.7 Rules: Activities

16.7.1 Activity Tables

The following tables specify the status of various activities within the different Sub-Zones. There are three separate tables: Table 16.7.1 is for the residential Sub-Zones being Sub-Zones 3A-D, 4, 5, and 6. Table 16.7.2 is for the business, ~~community~~ and service Sub-Zones being Sub-Zones 1, ~~2~~ and 7, and Table 16.7.1-3 is for Sub Zone 8. ~~Both Tables 16.7.1 and 16.7.2 exclude any areas identified as Green Network, as shown on Estuary Estates Structure Plan Map 1. Activities within the Green Network of the Estuary Estates Structure Plan are listed separately in Table 16.7.3.~~

Where any land is vested in Council as open space the underlying zoning/sub-zone and provisions shall be administered in accordance with the Sub-Zone 8 provisions.

For the purpose of these tables:

P	= Permitted Activity	D	= Discretionary Activity
C	= Controlled Activity	NC	= Non Complying-Activity
RD	= Restricted Discretionary Activity		

Table 16.7.1-1 - Residential Sub-Zone

Amendments to Chapter 16 of the Kaipara District Plan – Private Plan Change - Track Change Version

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Activities	Sub-Zones			
	3A-D Residential	4 Parkside Residential	5 Rural Cluster	6 Rural Residential
Any activity not provided in the following table	NC	NC	NC	NC
Accessory buildings to a maximum gfa of 50m ² per site	P	P	P	C
Accessory building exceeding 50m² gfa per site				D
Animal boarding facility				D
Child care facility				
• Up to five children	P			P
• More than five children	D	D		D
Construction of a new building or additions/alterations to an existing building except where approved by way of a comprehensive development for Sub-Zones 3, 4 and 5 and construction of any other structures (e.g fences, and decks less than 1m) not meeting the definition of a building	RDP <u>Except in the Coastal Environment Overlay</u>	RD	RD	C
Construction of a building or external additions to an existing building within the Coastal Environment Overlay	RD			
Alterations to any existing building and construction of any other structures (e.g fences, and decks less than 1m) not meeting the definition of a building within the Coastal Environment Overlay	P			
Comprehensive development	C	C	C	
Demolition of an existing building	P	P	P	P
Education Facility (other than childcare centres provided for above)	D			
Home occupation	P	P	P	P
Homestay accommodation	P	P	P	P
Integrated Residential Development within the Integrated Residential Development Overlay on the Estuary Estates Structure Plan	RD			
Integrated Residential Development outside the Integrated Residential Development Overlay on the Estuary Estates Structure Plan	3A-3B – D 3C-3D - NC			
Farming (note: this does not include intensive farming)				P
Modifications to Any non-	RD	D	D	D

Amendments to Chapter 16 of the Kaipara District Plan – Private Plan Change - Track Change Version

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<u>compliance with any of the</u> Development Controls set out in Section 16.8 other than density limits specified in Rule 16.8.2.2. <u>The activity status in Chapter 16</u> <u>prevails over any activity status</u> <u>identified in Chapter 13.</u>				
Residential unit(s) for residential purposes within the density limits specified in Rule 16.8.2.2	P	P	P	P
Retirement facility	RD	RD	D	
Visitor accommodation, including hotels, tourist houses and camping grounds	RD	RD	D	D
Welfare home	D	D	D	D

Table 16.7.1-2 - Business, ~~Community~~ and Service Sub-Zones

Activities	Sub-Zones		
	1 Business	2 Community	7 Service
Any activity not provided in the following table	NC	NC	NC
Accessory building not exceeding 50m² gfa per site	RD	RD	P
Boat sale and contractor yard			P
Clubroom	P	P	
Community facility and services	P	P	
Comprehensive development	C	C	
Construction of a new building or external additions/ alterations to an existing building except where approved by way of a comprehensive development	RD	RD	P
Conference and event centre	RD	RD	
Education facility	RD	RD	
Entertainment facility	RD	D	
Garden centre including an associated cafe not exceeding 100m ² gfa			P
Garden centre including an associated cafe exceeding 100m ² gfa			D
Factory shop not exceeding 50m ² gfa per site and ancillary to a manufacturing activity			P
Healthcare services	P	P	
Home occupation	P		
Internal and/or external alterations to an existing building and any other structures not meeting the definition of a building	P		P
Local service activity			P
Any non-compliance with any of the Modifications to Development Controls set out in Section 16.8. other than density limits specified in Rule 16.8.2.2 The activity status in Chapter 16 prevails over any activity status identified in Chapter 14.	RD	D	RD
Office *	P		
Offices which are ancillary to any other activity will have the same activity status as the activity to which they are ancillary.			
Public toilet and/or changing room	RDP	RD	
Recreational facility	RD	RD	
Residential accommodation for persons whose duties require them to live on site	P	P	P
Residential unit for residential purpose above ground level within the density limits specified in Rule 16.8.2b	P		
Restaurant or tavern #	RD		
Shop and commercial activities/services #	P		
Shop not exceeding 50m ² gfa that are ancillary to a local service activity			P

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Service station	Precinct 1: RD		RD
Transport depot and services			P
Visitor accommodation, including hotels and tourist houses	RD		
Visitor centre	<u>P</u>	P	

~~##NOTE:- See Rule 16.8.2.1 for Permitted Activity GFA limits applying to specified activities in Business Sub-Zone 1~~

Table 16.7.1-3 ~~Green Network Sub-Zone 8~~

16.7.1.3 Where any 'natural inland wetland' meeting the definition in the National Policy Statement for Freshwater Management 2020 is located outside of the mapped extent of Sub-Zone 8, the rules in Table 16.7.1.3 shall apply

Activities	Stormwater Management	Parkland and Amenity			Native Vegetation	Road Network	Sub-Zone 8
		Village Green	Open Space	Coastal			
Any activity not listed in the following table	NC	NC	NC	NC	NC	NC	NC
Boardwalk and visitor information sign	P	P	P	P	D	P	<u>P</u>
Boat ramp and slip for public use				D			
Construction of public toilet/changing room <u>up to 25m² GFA</u>		P		P		P	<u>P D</u>
Formation of walking, fitness and riding trail <u>/track</u> (bridle and cycle)	P		P	P	D	P	<u>P D</u>
Playground (including play equipment)		P	P	P			<u>P D</u>
Observation area, viewing platform	P		P	P	D		
Park and Street furniture (including seats, rubbish bins, lighting, signs, BBQ and picnic facilities) and underground services and lighting		P	P	P		P	<u>P D</u>
Stormwater management works including detention ponds and associated management/ maintenance, landscaping and planting <u>and outfalls</u>	P	D	RD	D	D	P	<u>P D</u>
<u>Indigenous Planting and vegetation maintenance of including removal of pest and weed species</u>							<u>P</u>
<u>Clubrooms and any other structures and car parking for recreational activities on any land vested as recreational reserve</u>							<u>P D</u>

16.7.2 Notification Requirements

Activities will be subject to the normal tests for notification as prescribed by the Resource Management Act 1991.

16.7.2.1 Permitted Activities

~~The following activities shall be Permitted in the Estuary Estates Sub-Zones:~~

- a) ~~Any activity listed as a Permitted Activity in Section 16.7 of this Chapter.~~

16.7.2.2 Controlled Activities

~~Applications for Resource Consent as a Controlled Activity will be considered without notification.~~

~~The following activities shall be Controlled in the Estuary Estates Sub-Zones:~~

- a) ~~Any activity listed as a Controlled Activity in Section 16.7 of this Chapter; and~~
b) ~~Any subdivision complying with the Terms for Subdivision listed in Section 16.10 of this Chapter.~~

~~Note 1: Any identified site feature or management unit mapped shall comply with the relevant Subdivision Standards of that Chapter of the District Plan.~~

16.7.2.3 Restricted Discretionary Activities

~~Applications for Resource Consent as a Restricted Discretionary Activity will be considered without notification.~~

~~The following shall be Restricted Discretionary Activities in the Estuary Estates Sub-Zones:~~

- ~~• Any activity listed as a Restricted Discretionary Activity in Section 16.7 of this Chapter;~~
- ~~• Any activity which does not meet any Performance Standard listed in Section 16.8, 16.8 and 16.10 of this Chapter; and~~
- ~~• Any subdivision complying with the Terms for Subdivision listed in Section 16.10 of this Chapter.~~

~~Note 1: Activities will be assessed against, and conditions may be imposed in relation to, those specific matters for assessment of the activity listed in Sections 16.7, 16.9 and 16.10 of this Chapter and the relevant Objectives and Policies that relate to the matters for which discretion has been restricted.~~

16.7.2.4 Discretionary Activities

~~The following shall be Discretionary Activities in the Estuary Estates Sub-Zones:~~

- a) ~~Any activity listed as a Discretionary Activity in Section 16.7 of this Chapter; and~~
b) ~~Any subdivision complying with the Terms for Subdivision listed in Section 16.10 of this Chapter.~~

~~Note 1: Applications for Discretionary Activities will be assessed against, but not restricted to, the Assessment Criteria listed in Sections 16.7 and 16.10 of this Chapter and the Objectives and Policies of this Chapter.~~

16.7.2.5 Non-Complying Activities

~~The following shall be Non-Complying Activities in the Residential Zone:~~

- a) ~~Any activity listed as a Non-Complying Activity in Section 16.7 of this Chapter;~~
b) ~~Any subdivision listed as a Non-Complying Activity in Section 16.10 of this Chapter.~~

~~Note 1: Applications for Non-Complying Activities will be assessed against, but not restricted to, the Assessment Criteria listed in Sections 16.7 and 16.10 of this Chapter, the Objective and Policies of Part A of the District Plan and the effects of the activity on the environment.~~

16.7.3 Assessment Criteria for Controlled, Activities

~~Where an activity is not permitted by this Rule, the following are the matters over which the Council reserves its Control:~~

16.7.3.1 The construction of new buildings including accessory buildings in the Rural Residential 6 Sub-Zone

- a) **Matters for Control**

Council will limit its control to the following matters:

- i. ~~Building location and access;~~
- ii. ~~Landscaping and planting;~~
- iii. ~~External finish and colour of buildings;~~
- iv. ~~Wastewater and stormwater management;~~
- v. ~~Earthworks; and~~
- vi. ~~Sustainable design principles.~~

- b) **Assessment Criteria**

~~When considering the application Council will give consideration to the following criteria:~~

- i. ~~Whether sufficient landscape planting of appropriate species is provided to ensure that buildings will integrate with the natural character of the surrounding landscape;~~
- ii. ~~Any earthworks necessary for the creation of building platforms or access shall create no more than a minimum disturbance to the landform and character of the site;~~
- iii. ~~The exterior finish of proposed buildings shall be complementary to those which are found in the surrounding natural landscape;~~
- iv. ~~The scale and form of proposed buildings shall be such that they are integrated with and complementary to the surrounding natural landscape;~~
- v. ~~Development proposals shall ensure that any runoff or stormwater resulting from the establishment of the activity does not lead to saltation, sedimentation or a reduction in the water quality of natural watercourses;~~
- vi. ~~Any extension or alteration to an existing building shall be consistent with iii) and iv) above or be sympathetic to the design and external appearance of the existing building; and~~
- vii. ~~The extent to which the applicant has investigated alternatives in terms of sustainable design such as green building methods, renewable energy sources, and low impact designs.~~

- c) ~~In granting a Controlled Activity to erect a building in Rural Residential 6 the Council may impose conditions relating to any or all of the following matters:~~

- i. ~~Landscaping;~~
- ii. ~~Drainage and effluent disposal;~~
- iii. ~~Visual screening of buildings or yards;~~
- iv. ~~The orientation, cladding, scale, form and colour of buildings;~~
- v. ~~The location and construction of vehicle entry, egress, manoeuvring and parking; and~~
- vi. ~~Energy efficiency.~~

16.7.3.2 Comprehensive Developments

- a) **Matters for Control**

~~Council will limit its control to the following matters:~~

- i. ~~Consistency of proposals with Estuary Estates Structure Plan Maps 1-26 ;~~
- ii. ~~Building location and access and relationship to existing buildings;~~
- iii. ~~The Green Network' including the provision of open space and pedestrian connections;~~
- iv. ~~Roading;~~
- v. ~~Design and finished appearance of buildings;~~
- vi. ~~Car parking location and amount;~~
- vii. ~~Sustainable design and infrastructure arrangements including energy efficiency and waste management;~~
- viii. ~~Compliance with Development Controls in Section 16.8; and~~
- ix. ~~Matters listed in Clause 16.10.7.3.~~

- b) **Assessment Criteria**

~~When considering the application the Council will give consideration to the following criteria:~~

- i. ~~Whether the proposed development is consistent with Maps 1-17, including the Green Network and associated public amenity areas, pedestrian connections and landscaping;~~
- ii. ~~Compliance with Residential Density (where applicable) as set out on Maps 4-17 and Rule 16.8.2.2;~~
- iii. ~~Compliance with the Development Controls set out in Section 16.8;~~
- iv. ~~Whether there is sustainable provision for stormwater and effluent disposal and water supply;~~

- v. ~~Whether the location and construction of vehicle access, egress, driveways, manoeuvring, parking and servicing facilities meets the Estuary Estates Structure Plan requirements as set out on the Maps 1-26;~~
- vi. ~~Whether development proposals ensure that any runoff or stormwater resulting from the establishment of the activity does not lead to saltation, sedimentation or a reduction in the water quality of natural watercourses;~~
- vii. ~~Whether the applicant has considered alternatives in terms of sustainable design such as green building methods, renewable energy sources, and low impact designs;~~
- viii. ~~Whether the proposal is consistent with the Estuary Estates Design and Environmental Guidelines set out in Appendix 16.1;~~
- ix. ~~Whether the proposed development is complementary to existing development within the Sub-Zone;~~
- x. ~~Whether the proposal is consistent with the staging and implementation programme set out on Estuary Estates Structure Plan Maps 18-26;~~
- xi. ~~The matters listed in Clause 16.10.7.3; and~~
- xii. ~~Safety of the dwelling and people using it during flood events or tidal inundation including possible egress during flood events or tidal inundation.~~
- c) ~~In granting a Controlled Activity for a Comprehensive Development the Council may impose conditions relating to any or all of the following matters:~~
- i. ~~Green Network implementation including landscaping and plantings;~~
- ii. ~~Infrastructure including vehicle access and underground services;~~
- iii. ~~Visual screening of buildings, car parking or service areas;~~
- iv. ~~The orientation, form and finish of buildings to ensure consistency with the Estuary Estates Design and Environmental Guidelines;~~
- v. ~~The location and construction of vehicle entry, egress, manoeuvring and parking;~~
- vi. ~~Energy efficiency and sustainable design elements including stormwater management;~~
- vii. ~~Staging and timing of development; and~~
- viii. ~~Matters listed in Section 16.7.2.~~

16.7.4 Assessment Criteria for Restricted Discretionary Activities

Where an activity is a Restricted Discretionary Activity ~~under this Rule~~, Council will restrict its discretion over the following matters (and as listed as being relevant to each activity in Table 16.7.4) when considering and determining an application for Resource Consent:

- a) Building design, external appearance and amenity;
- b) Traffic generation;
- c) Parking;
- d) Access;
- e) Infrastructure;
- Reticulated Water Supply (including rainwater harvesting and water demand management (savings*))
- f) Noise;
- g) Natural environment;
- h) Outdoor activities;
- i) Artificial lighting;
- j) Effects associated with the matter of non-compliance with the relevant Compliance with Development Controls;
- k) Intensity and scale;
- l) Sustainable building design; ~~and~~
- m) ~~Cumulative effects~~ Cumulative effects

* For example, through the use of the Water Efficiency Labelling Scheme

Table 16.7.4-1 Restricted Discretionary Activities

Restricted Discretionary Activities	Particular Matters													
<u>Any non-compliance with a Development Control</u>									<u>i</u>					
Conference and event centre	a- a	b	c	d	e	f			<u>i</u>	<u>j</u>	k	l	m	
Construction of <u>any</u> new building, including <u>external</u> additions and alterations to an existing building	a	<u>b</u>	c	d	e		g		<u>i</u>	<u>j</u>		l	m	<u>n</u>
Entertainment facility	a- a	b	c	d	e	f	g		<u>i</u>	<u>j</u>	k	l	m	
Education facility	a	b	c	d	e	f	g	h	<u>i</u>	<u>j</u>	k	l	m	
<u>Integrated Residential Development</u>	<u>a</u>	<u>b</u>	<u>c</u>	<u>d</u>	<u>e</u>	<u>f</u>	<u>g</u>	<u>h</u>	<u>i</u>		<u>k</u>	<u>l</u>	<u>m</u>	
Public toilet and/or changing room	a									<u>j</u>		<u>l</u>		
Recreational facility	a- a	b	c	d	e	f	g	h	<u>i</u>	<u>j</u>	k	l	m	
Rest home and retirement <u>village facility</u>	a	b	c	d	e	f	g	h	<u>i</u>	<u>j</u>	k	l	m	<u>n</u>
<u>Restaurant or tavern</u>	<u>a</u>	<u>b</u>	<u>c</u>	<u>d</u>	<u>e</u>	<u>f</u>		<u>h</u>	<u>i</u>		<u>k</u>			
Service station	a- a	b	c	d	e	f	g	h	<u>i</u>	<u>j</u>			m	
Visitor accommodation	a	b	c	d	e	f	g	h	<u>i</u>	<u>j</u>	k	l	m	<u>n</u>
<u>Construction of a building within the Coastal Environment Overlay on the Structure Plan</u>	<u>a</u>						<u>g</u>						<u>m</u>	

16.7.4.1 Assessment Criteria

a) Building Design and External Appearance and Amenity

The assessment of any application must establish the means through which any proposal will implement ~~give effect to~~ the Estuary Estates Design and Environmental Guidelines detailed under Appendix 16.1.

Where no changes to the building external design or appearance are required this criteria will not apply.

b) Traffic Generation

The extent to which the expected traffic generation of a proposal will adversely affect the safety and capacity of the roading network including the wider network. Any adverse effect may be mitigated by action taken to upgrade road design and/or intersection design.

c) Parking

- i. Whether adequate parking and manoeuvring space will be provided on site appropriate to the particular form of the development in accordance with Section 16.9 – Transport.
- ii. Whether large areas of aboveground parking spaces are proposed as part of the activity and if there are, their impact on visual and aural amenity values.
- iii. The extent to which the location of parking areas avoids proximity to Residential Sub-Zones and provides adequately for pedestrian safety.

- iv. Whether the internal circulation of parking areas has been designed for safe and efficient on site vehicle circulation and pedestrian safety.

v. Litter management

d) **Access**

- i. The extent to which any potential adverse effects associated with access may be reduced or mitigated by controlling the location of entry and exit points to the site.
- ii. The extent to which Council's Standard for access design is met.

e) **Infrastructure**

- i. Whether the proposal avoids creating any demand for services and infrastructure at a cost to the wider community.
- ii. The extent to which the proposal provides for sustainable infrastructure and servicing and in particular the supply of water.
- iii. For the extent to which the integrated residential developments proposal, visitor accommodation or retirement facilities, provides for the provision and design of reticulated supply of water (storage, reticulation, treatment and ongoing management), rainwater harvesting and appropriate water demand management (savings), including legal mechanisms for their implementation.
- iv. Whether the proposal utilises low impact stormwater design solutions

f) **Noise**

Whether the activity gives rise to adverse noise effects beyond the boundaries of the site ~~or residential unit~~. Methods available to mitigate any adverse off site noise effects may include:

- i. The provision of or construction of barriers;
- ii. Acoustic insulation and separation of activities;
- iii. The construction of earthen mounds;
- iv. The provision of greater distances between the noise generator and existing development;
- v. Screening the noise generator using natural or manmade materials; and
- vi. Imposing restrictions/conditions on hours of operation - in particular between 10 pm and 7 am.

g) **Natural Environment**

The extent to which the activity gives rise to adverse effects on the natural environment, such as through the creation of wastewater or stormwater, vegetation removal and/or habitat destruction and sediment runoff, including the extent to which revegetation using eco-sourcing of native plants is proposed as part of the activity.

h) **Outdoor Activities**

Whether any outdoor activity areas will be screened, separated or have a landscaped buffer from any adjacent sites in a residential sub zone and whether any acoustic attenuation to reduce the noise effects of outdoor activities has been undertaken.

i) **Artificial Lighting**

And whether:

- An application demonstrates that significant adverse effects including light spill and glare on the visual privacy of adjoining sites in a residential sub zone or land can be reduced, avoided or mitigated. The use of measures such as screening, dense planting of buffer / separation areas may be required where these may lessen impact.
- Particular consideration has been given to the placement, design and screening of light fittings and whether their size and luminance is appropriate to the size of the subject site and to the general lighting levels of the surrounding area.
- ~~Artificial lighting masts or poles are expected to comply with permitted height limits. An increase in height may be acceptable if it can be demonstrated that it will not adversely affect adjoining sites, and it will result in decreased light spill. In such instances, conditions relating to the colour of light fittings and poles may be imposed in order to reduce the visual impact of the lighting pole and fittings.~~
- ~~Proposals demonstrate that inappropriate or detrimental changes to the night sky viewing conditions of the surrounding area can be avoided.~~

j) **Compliance with Development Controls**

~~Whether the activity complies with the relevant Development Controls set out in Section 16.8 (other than density limits), for the Sub-Zone.~~

~~Note: Non-compliance with one or more of the Development Control Standards in Section 16.8 (other than density limits) means an activity is a Discretionary Activity in accordance with the activity tables, 16.7.1, 16.7.2 and 16.7.3.~~

~~i. For any activity which does not comply with one or more of the Development Controls the Council shall also have regard to any unusual circumstances, including, but not limited to, the following:~~

- ~~Inherent site considerations; including unusual size, shape, topography, substratum, vegetation, or flood susceptibility;~~
- ~~Particular site development characteristics; including the location of existing buildings or their internal layout, achievement of architectural harmony or physical congruence, compliance with bylaw or Kaipara District Council Engineering Standards 2011, the preservation of privacy, enhancement of private open space, outlook improvement, building restoration, or renovation of demonstrable merit, temporary buildings, provision of public facilities, the design and arrangement of buildings to facilitate access for the disabled, or legal impediments;~~
- ~~Unusual environmental circumstances; including adverse topography, unusual use or particular location of buildings on neighbouring sites, improved amenity for neighbouring sites, the presence of effective adjacent screening or permanent open space;~~
- ~~Extraordinary vehicle or pedestrian movement considerations; including the achievement of a better relationship between the site and the road, improved operation of parking areas, an adequate alternative supply of parking in the vicinity, the improved safety, convenience or efficiency of pedestrian or traffic movement on the site or adjacent roads, unusual incidence or time of traffic movement, demonstrably less than normal use intensity, and the considered need for pedestrian protection;~~

~~ii. Any non-compliance with any development control will also be assessed as a restricted discretionary activity (Tables 16.7.1-1 and 16.7.1-2) utilising the relevant matters listed in:~~

- ~~Chapter 13.10 for the applicable or equivalent Residential standards for land zoned Sub-Zones 3A-D where the assessment criteria shall be the matters of discretion.~~
- ~~Chapter 14.10 for the applicable or equivalent standards for land zoned Sub-Zones 1 and 7 where the assessment criteria shall be the matters of discretion~~
- ~~For earthworks, in addition to the assessment matters listed in Rule 13.10.1a and Rule 14.10.1, the activity shall implement best practice for erosion and sediment control.~~

k) **Intensity and Scale**

The intensity and scale of the proposal, in particular the number of people involved in the activity, traffic generation, hours of use, size of building and associated parking, signs, noise and other generated effects should be compatible with the character and amenities of the surrounding area ~~having regard to the Objective and Policies of the Sub-Zone.~~

l) **Sustainable Building Design**

The extent to which the applicant has investigated alternatives in terms of sustainable design such as green building methods, renewable energy sources, and low impact designs.

m) **Cumulative Effects**

~~The following matters shall be taken into account:~~

- ~~i. Whether the proposed activity will exacerbate existing and potential adverse effects;~~
- ~~ii. Whether existing development and/or land use represents a threshold with respect to the site's ability to absorb further change;~~
- ~~iii. Where development has already occurred, whether further development is likely to adversely affect the character and amenity of the area; and~~
- ~~iv. Whether the extent of any Development Control modification will be limited so that the effect on adjacent land (except where any person affected has provided written approval of the modification) in terms of the protection of amenity afforded them by the Policies and Rules of the Plan is not significant.~~

Specific Discretionary Activity Assessment Criteria ~~Assessment Criteria for Discretionary and Non-Complying Activities~~

1. Gum Diggers Track

A Remedial Management Plan associated with Wetland 3 and the manuka gumland addressing:

- a) Weed and pest control to restore ecological quality.
- b) Restoration of the hydrology of the wetland by replacing sections of track with boardwalks and placing subsurface drainage so that water can flow freely.
- c) Planting to reduce edge effects and weed invasion.
- d) Measures restricting or prohibiting the presence of dogs.
- e) Redesign of coastal culverts to reduce coastal erosion, while also ensuring the protection of any mudfish in drains within the wetland.
- f) Realigning the track to increase the setback from the coastal margin in areas where it is exacerbating cliff erosion.

~~The following matters shall be considered by the Council when assessing any Discretionary or Non-Complying Resource Consent application (these matters do not limit Council's consideration in any way):~~

- ~~a) The Council will have regard to the Objective and Policies listed in this Chapter of the District Plan for the relevant Sub-Zone, Sections 16.8, 16.9 and 16.10, as well as the general Objective and Policies in Section 16.3;~~
- ~~b) For Non-complying Activities the Council will have regard to the Objective and Policies of Part A of the District Plan.~~
- ~~c) The Council will have regard to any adverse effects of the activity on the environment and proposed measures to avoid mitigate or remedy such effects.~~

~~Note: The assessment criteria for Restricted Discretionary Activities may be used as a guide when assessing Discretionary and Non-Complying Activities.~~

16.7.5 Activity Standards and Development Control Modifications (Discretionary Activities)

- ~~a) In addition to the matters listed above, (without limitation) in Rule 16.7.5 the Council may grant a Discretionary Activity Resource Consent on an application to modify one or more of Activity Standards or Development Controls in any part of the Estuary Estates Structure Plan provisions where it is satisfied that:
 - ~~i. The adverse effects on the environment of such modification are minor or of little significance having regard to the Plan's express explanation of the Standard or Control;~~
 - ~~ii. The modification is consistent with any relevant Objective or Policy of the Plan; and~~
 - ~~iii. Conditions can be imposed to avoid or mitigate any adverse effects of the proposed modification on the environment, which may include those set out in (b) below.~~~~
- ~~b) When considering an application, the Council shall also have regard to any unusual circumstances, including, but not limited to, the following:
 - ~~i. Inherent site considerations; including unusual size, shape, topography, substratum, vegetation, or flood susceptibility;~~
 - ~~ii. Particular site development characteristics; including the location of existing buildings or their internal layout, achievement of architectural harmony or physical congruence, compliance with bylaw or Kaipara District Council Engineering Standards 2011, the preservation of privacy, enhancement of private open space, outlook improvement, building restoration, or renovation of demonstrable merit, temporary buildings, provision of public facilities, the design and arrangement of buildings to facilitate access for the disabled, or legal impediments;~~
 - ~~iii. Unusual environmental circumstances; including adverse topography, unusual use or particular location of buildings on neighbouring sites, improved amenity for neighbouring sites, the presence of effective adjacent screening or permanent open space;~~
 - ~~iv. Extraordinary vehicle or pedestrian movement considerations; including the achievement of a better relationship between the site and the road, improved operation of parking areas, an adequate alternative supply of parking in the vicinity, the improved safety, convenience or efficiency of pedestrian or traffic movement on the site or adjacent roads, unusual incidence or~~~~

~~time of traffic movement, demonstrably less than normal use intensity, and the considered need for pedestrian protection; and~~

- ~~v. Modifications to the development of existing sites which are detrimentally affected by the building line restrictions and do not fully comply with the Development Controls for the Sub-Zone, and involve works not encroaching on to land affected by the building line restriction.~~

16.8 Rules: Permitted Activity Standards and Development Controls

16.8.1 General Rules

~~All Permitted, Controlled and Restricted Discretionary Activities shall comply with the relevant controls in Rule 16.8.1.~~

16.8.1.1 Development Staging and Comprehensive Development Provisions

- ~~a) Where any subdivision or development is to be carried out on a staged basis, whether within the same Sub-Zone or different Sub-Zones or within individual Precincts or Development Blocks (as shown on Maps 4-17), the following shall apply:
 - ~~i. All development and subdivision shall be in accordance with the Estuary Estates Structure Plan provisions; and~~
 - ~~ii. Any application for land use or Subdivision Consent shall indicate to the Council that staging is to apply to a proposal, and shall provide a staging programme which includes:~~~~
- ~~b) The expected time periods for each stage;~~
- ~~c) The timing and provision of key roading, infrastructure, open space areas, pedestrian and other connections, and structure planting; and~~
- ~~d) How further stages of the development can comply with the Estuary Estates Structure Plan provisions.~~

16.8.1.2 Landscaping

- ~~a) The Structure Planting shown on Map 18 is to be established in conjunction with any building development of the Estuary Estates Structure Plan area.~~
- ~~b) All other landscaping and planting shown on Maps 4-26 is to be implemented sequentially as each stage of development commences.~~
- ~~c) Detailed roading and streetscape plans showing individual tree planting locations and full planting schedules and landscape specifications shall to be prepared and submitted as part of any development proposal in order to demonstrate consistency with the Estuary Estates Structure Plan Maps 4-26 and the Estuary Estates Environmental and Design Guidelines.~~
- ~~d) Landscape management and maintenance plans shall be prepared and submitted for approval as part of, or prior to, any development proposal, to cover all landscaped areas to be covenanted, public open space landscaping and revegetation, walkways and communally owned landscaped areas in order to demonstrate consistency with:
 - ~~i. Estuary Estates Structure Plan Maps 1 and 4-26; and~~
 - ~~ii. The Estuary Estates Environmental and Design Guidelines.~~~~
- ~~e) The landscape management and maintenance plans shall detail proposals for the protection and management of and, where appropriate, revegetation of the Green Network. Full plant species schedules, planting specifications, weed control, management, and any implementation and bonding requirements shall be provided.~~

16.8.1.3 Green Network

~~All public open space shall be located in general accordance with Maps 4-17, and:~~

- ~~a) All defined areas of public open space and pedestrian connections shown on Estuary Estates Structure Plan Maps 4-17, shall be established progressively as each stage of development is implemented.~~
- ~~b) Public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles and other amenity features shall be designed and provided to suit the specific character of each Sub-Zone.~~
- ~~c) The design, construction and establishment of pedestrian walkways and cycleways shall be consistent with the New Zealand Walkways and Track Standards and/or any relevant Standard adopted by Kaipara District Council.~~

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16.8.1.4 **Roading**

~~Vehicular roads shall be designed and provided as shown on Maps 2, 4-26, and the Estuary Estates Environmental and Design Guidelines. They shall be landscaped and include on-road short-term car parking, where necessary.~~

16.8.2 **Development Control Rules**

All ~~Permitted, Controlled and Restricted Discretionary~~ Aactivities shall comply with the relevant controls in Rule 16.8.2.

16.8.2.1 **Building Location ~~and~~ Size**

~~All buildings shall be located in accordance with the indicative building locations shown on Maps 4-17.~~

~~The following activities shall comply with the gross floor area thresholds set out below:~~

- a) ~~Healthcare services shall not exceed a maximum gross floor area per site of 500m² for any facility.~~
- b) ~~a) Habitable buildings~~ Dwellings shall have a minimum floor level of ~~3m~~ 3.5m above mean sea level (Reference One Tree Point Datum).
- c) ~~Where a restaurant or tavern is located on a site which is adjacent to a residential Sub-Zone, and/or is located less than 200m from a residential activity, then any such restaurant or tavern activity shall not exceed 50 persons occupancy or 200m² in maximum gross floor area, whichever is the lesser.~~
- d) ~~Shops and office activities in Precinct 2 of Sub-Zone 1 shall not exceed a gross floor area per site of 500m².~~
- e) ~~b) Commercial and Industrial Buildings and non-habitable buildings such as garagesd and sheds shall have a minimum floor level of 3.3m above sea level (Reference One Tree Point Datum).~~

16.8.2.2 **Residential Density**

~~The total number of residential units constructed in the Estuary Estates Structure Plan area shall not exceed 500. The maximum number of household units in each development block shall be as prescribed in Maps 4-17.~~

~~The following densities shall not be exceeded where more than one dwelling per site is proposed (except that the densities do not apply to Integrated Residential Development or Retirement Villages Facilities).~~

~~Any density shall exclude any land identified as Sub-Zone 8.~~

<u>Sub-Zone</u>	<u>Density</u>
3A	<u>1 dwelling per 350m²</u>
3B	<u>1 dwelling per 500m²</u>
3C	<u>1 dwelling per 750m²</u>
3D	<u>1 dwelling per 1,000m²</u>

16.8.2.3 **Building Yards**

~~Where any subdivision proposal does not occur in conjunction with a proposed (or existing) building development, the proposed lots shall enable the indicative building locations shown on Maps 4-17 to be properly provided for such that the identified yard controls can be met.~~

- a) Buildings shall be clear of the yard setbacks specified in Table 16.8.2.1 below:

Table 16.8.2-1 - Minimum Yards

Sub-Zone	Front Yard	Side Yard	Rear Yard	<u>From Coastal Marine Area</u>	<u>From a Stream, wetland, or sub-zone 8</u>
1					
2	6m	10m from the boundary of the village green, except for community buildings ancillary to a public use of the green network space where the yard abutting the village green may be reduced to 0m.			
3A-C	2m*	2 <u>1m</u> *	6m	<u>30m</u>	<u>10m</u>
3D	5m	1m	6m	<u>30m</u>	<u>10m</u>
4	10m	5m*	6m		
5	2m	0m*	6m		
6	10m	10m	10m		
7	10 <u>7.5m</u>	5 <u>0m</u>	20m <u>where the boundary adjoins a residential zone</u> <u>0m where the boundary adjoins any other site in Sub-Zone 7</u>		<u>10m</u>

* ~~exception as below where buildings abut a common boundary or have a common wall~~

- b) Table 16.8.1-1 side yard and rear yard controls do not apply in the following circumstances:
 - i) where buildings abut a common boundary or have a common wall.
- c) In the Residential Sub Zones 3A-C any garage must be set back a minimum of 5m from the front boundary of the site.
- d) In addition to Table 16.8.2-1 above, the following shall also apply in the Sub-Zone 7:
 - i) Any yard adjoining a residential zone shall be 20m and contain a 15m width landscape strip
 - ii) Front yards shall contain a 2.5m wide landscape strip (excluding any area for vehicle or pedestrian access/egress)
 - iii) side yards on a site greater than 10,000 m² shall contain a 2m landscape strip
- e) In addition to Table 16.8.2-1 above, the following shall also apply in sub-zone 1:
 - i) Where a front yard contains a car parking area fronting Molesworth Drive, a 5m wide landscape strip containing 3m wide planted vegetation shall be provided immediately adjoining the road boundary (excluding any area for vehicle or pedestrian access/egress).
 - ii) Where a front yard contains a car parking area fronting a road other than Molesworth Drive, a 2m wide landscape strip shall be provided immediately adjoining the road boundary (excluding any area for vehicle or pedestrian access/egress).

16.8.2.4 **Height in Relation to Boundary Control**

Height in relation to boundary controls shall apply as follows:

Sub-Zone	Maximum Height in Relation to Boundary
1	No part of any building on that part of a site which is directly opposite any residentially Sub-Zoned land shall exceed a height equal to 3.0m plus the shortest horizontal distance between that part of the building and the road boundary.

2	Where any building is directly facing the village green or within 30m of Sub-Zones 3 or 4, no part of any building shall exceed a height of 3.0m plus the shortest horizontal distance between that part of the building and the village green or residential boundary
3A-D, 5, 6	No part of any building shall exceed a height of 3.0m plus the shortest horizontal distance between that part of the building and any site boundary.
4 , 7	No part of any building shall exceed a height of 3.0m plus the shortest horizontal distance between the building and the road boundary

Provided that the following are excluded:

- a) Where existing or proposed buildings abut at a common wall, the height in relation to boundary control will not apply along the length of that common wall;
- b) No account shall be taken of radio and television aerials, solar heating devices and chimneys (not exceeding 1.1m in any direction) provided that such structures are located at least 1m from each side boundary;
- c) A gable end or dormer window may project beyond the recession plane where the extent of the projection complies with the following:
 - i. It has a maximum height of 1m; and
 - ii. It has a maximum width of 1m measured parallel to the nearest adjacent boundary; and
 - iii. It has a maximum depth of 1m measured horizontally at 90° to the nearest adjacent boundary; and
 - iv. There are no more than two such projections occurring in relation to any 6m length of site.
- d) For Sub Zone 3A-D no account shall be taken of any boundary adjoining a road;
- e) Where a boundary adjoins an accessway, the furthest boundary may be used.

16.8.2.5 Maximum Height

- a) No building shall exceed the following maximum height limits:

Sub-Zone	Maximum Height
1	12m
2	12m
3A-D	8m <u>Except that</u> <u>Integrated Residential Development, retirement villages facilities or visitor accommodation in the "Integrated Residential Development Overlay" the maximum height is 12m.</u>
4	12m
5	8m
6	8m
7	8m

- b) In Sub-Zones ~~3A-D, 4 and 5~~, fences shall not exceed 1.2m height on boundaries to public open space, and street boundaries, ~~and 1.5m height between separate residential sites.~~

16.8.2.6 Building Bulk/Footprint

- a) ~~In Precinct 1 of the Business 1 Sub-Zone only one building in each of the two Precincts can have a maximum individual building footprint of up to 2000m². All other buildings must have a maximum individual building footprint of no more than 500m².~~
- b) ~~In Precinct 2 of the Business 1 Sub-Zone the maximum individual building footprint of any individual building shall not exceed 500m² within each of the two Precincts.~~

- c) ~~In the Parkside Residential 4 Sub-Zone the maximum building footprint of any individual building shall not exceed 700m² in any of the development blocks and the maximum continuous building length of any building shall not exceed 50m.~~
- d) ~~In the Rural Cluster 5 Sub-Zone the permitted 25 residential units located by the 'lake' edge as shown on Map 9 (Area A) shall not exceed a 650m² building footprint for each individual cluster of the residential units.~~

16.8.2.7 Transfer of Development Rights and Alterations to Staging in Sub-Zone 1

~~In Business Sub-Zone 1, 70% of the Permitted Activity coverage threshold shall be achieved as Stage 1 development in, either Areas 1.1 and 1.2 combined (Precincts 1 and 2), Map 4, or in Areas 1.3 and 1.4 combined (Precincts 1 and 2) (no matter which of these options commences first) prior to any development occurring in the remaining Business Sub-Zone 1 areas.~~

~~As an exception to that staging requirement a Discretionary Activity Consent can be made to Council to develop any one of the Precincts outside of the first stage where such developments seeks consent to develop 70% of the Permitted Activity coverage for that precinct provided that it abuts a precinct where development has already occurred to the 70% of site coverage level.~~

~~Should the Council issue such a Discretionary Consent the staging requirement will then be obsolete and will no longer apply to development in the Business 1 Sub-Zone.~~

16.8.2.8 Building Coverage

The maximum net site area building coverage shall not exceed the following thresholds:

Sub-Zone	Maximum Net Site Coverage
1	Precinct 1 50% Precinct 2 35%
2	50%
3 <u>A-D</u>	35% <u>Except that</u> <u>Integrated Residential Development, retirement villages facilities or visitor accommodation in the "Integrated Residential Development Overlay" the maximum net site coverage is 50%.</u>
4	20%
5	20%
6	40%
7	20 60%

16.8.2.9 Maximum ~~Paved~~ Impermeable Surfaces

The area of any site covered by buildings and other impermeable surfaces shall not exceed:

Sub-Zone	Total Impermeable Surfaces
1	100%
2	80%
3A	50% <u>60%</u> <u>Except that</u> <u>Integrated Residential Development, retirement villages facilities or visitor accommodation in the "Integrated Residential Development Overlay" the maximum total impervious surfaces are 70%.</u>
3B, C and D	50%
4	30%
5	35%
6	20%
7	80%
Green Network	0.5%

16.8.2.10 Outdoor Living Areas /Screening

- a) Every residential unit in Business 1 Sub-Zone shall be provided with an outdoor living area as follows:
- A balcony or terrace with a minimum area of 105m² with a minimum depth of 2.5m which is readily accessible from the main living room ~~located on the east, north or west side of the residential unit.~~
 - ~~The main glazing for habitable rooms of each residential unit shall be provided with an outlook area of open space, unimpeded by buildings and immediately adjacent to that glazing. Any outlook area must have a minimum dimension of 10m, measured at right angles to the wall of the building within which the glazing is located. The outlook area may comprise the following components:~~
 - ~~An area of on-site space which must be kept free of structures; and~~
 - ~~Areas of road reserve or permanent open space, which are kept free of structures.~~
- b) Every residential unit in Residential ~~3A-D~~ Sub-Zones shall be provided with an outdoor living area with dimensions as follows (except that residential units above ground level shall comply with clause (c) below):
- Shall have a minimum area of ~~360m²~~; and OR
Integrated Residential Development or Retirement Villages Facilities shall have a minimum area of 40m²
AND
 - Shall contain a minimum dimension of 3m measured at right angles to the perimeter of the area; and
 - Must be capable of containing a 6m diameter circle; and
 - Shall not be located on the southern side ~~east, north or west side~~ of the residential unit; and
 - Shall be readily accessible from a the main living area; and
 - Shall not be obstructed by buildings, parking spaces or vehicle access and manoeuvring areas, other than an outdoor swimming pool; and

- vii. Residential units above the ground floor shall be have a balcony or terrace with a minimum area of 105m² with a minimum depth of 2.5m and which is readily accessible from a living room located on the east, north or west side of the residential unit; and

~~viii. The main glazing for habitable rooms of each residential unit shall be provided with an outlook area of open space, unimpeded by buildings and immediately adjacent to that glazing. Any outlook area must have a minimum dimension of 10m, measured at right angles to the wall of the building within which the glazing is located. The outlook area may comprise the following components:~~

~~— An area of on-site space which must be kept free of structures; and~~

~~— Areas of road reserve or permanent open space, which are kept free of structures.~~

- c) Every residential unit in Parkside Residential 4 Sub-Zone shall have access to the following outdoor living areas:

- i. ~~For units at ground level: an exclusive area of 40m² minimum, with a minimum width of 3m and which is readily accessible from a main living room.~~

- ii. ~~For units above ground level: a balcony with a minimum area of 15m² with a minimum width of 2.5m and which is readily accessible from a main living room located on the east, north or west side of the residential unit.~~

~~iii. The main glazing of residential units above ground level shall be provided with an outlook area of open space, unimpeded by buildings and immediately adjacent to that glazing. Any outlook area must have a minimum dimension of 10m, measured at right angles to the wall of the building within which the glazing is located. The outlook area may comprise the following components:~~

~~— An area of on-site space which must be kept free of structures; and~~

~~— Areas of road reserve or permanent open space, which are kept free of structures.~~

- d) ~~Every residential unit in Rural Cluster 5 Sub-Zone shall be provided with an outdoor living area as follows:~~

- ~~i. Shall have a minimum area of 60m²;~~

- ~~ii. Shall contain a minimum dimension of 3m measured at right angles to the perimeter of the area;~~

- ~~iii. Must be capable of containing a 6m diameter circle;~~

- ~~iv. Shall be located on the east, north or west side of the residential unit;~~

- ~~v. Shall be readily accessible from the main living area;~~

- ~~vi. Shall not be obstructed by buildings, parking spaces or vehicle access and manoeuvring areas, other than an outdoor swimming pool; and~~

- ~~vii. For upper floor residential units or those units directly abutting the pond/lake edge a balcony with a minimum area minimum area of 15m² with a minimum width of 2.5m and which is readily accessible from a the main living room located on the east, north or west side of the residential unit; and~~

~~viii. The main glazing for habitable rooms of each residential unit shall be provided with an outlook area of open space, unimpeded by buildings and immediately adjacent to that glazing. Any outlook area must have a minimum dimension of 10m, measured at right angles to the wall of the building within which the glazing is located. The outlook area may comprise the following components:~~

~~— An area of on-site space which must be kept free of structures; and~~

~~— Areas of road reserve or permanent open space, which are kept free of structures.~~

- e) Screening of Storage and Service and Parking Areas

Where any storage or service area (including incinerators, and rubbish receptacle areas and boiler houses) ~~or parking area containing four or more spaces adjoins or~~ directly faces ~~land Sub-Zoned 3, 4, 5, 6,~~ a public road or any open space ~~the Green Network~~, such an area shall be screened ~~from the above areas~~ by either:

- i. A solid wall or screen not less than 1.8m in height; or

- ii. Planting ~~or other alternative materials which may be approved by Council. Any such screening shall be established in a workmanlike manner and maintained to the satisfaction of Council.~~

16.8.2.11 Earthworks

Earthworks are a Permitted Activity where they are required for the addition, maintenance or removal of an underground storage tank or septic tank.

Earthworks associated with residential activities (i.e. gardening, landscaping, etc) shall be deemed to be permitted activities subject to compliance with the threshold listed below.

Excavation or deposition of material within a site shall not exceed the following dimensions within any 12 month period:

Sub-Zone	Maximum area of earthworks on slopes less than 1 in 6	Maximum area of earthworks on slopes greater than 1 in 6
1	1000 m ²	500 m ²
2	1000 m²	500 m²
3	500 m ²	250 m ²
4	700 m²	350 m²
5	700 m²	350 m²
6	700 m²	350 m²
7	700 m ²	350 m ²

~~* The following exceptions apply in the Rural Cluster Sub-Zone 5:~~

~~Where earthworks are required for the construction of the lakes in Sub-Zone 5 as shown on the Map 54 the Permitted Activity threshold for earthworks shall be 5000m².~~

16.8.2.12 General Noise

a) The following Noise Performance Standards shall apply as follows:

Sub-Zone	Performance Standards
1	14.10.14(1)
2	14.10.14(1)
3	13.10.14
4	13.10.14
5	13.10.14
6	12.10.12
7	14.10.14(2)

b) New buildings and alterations to existing buildings to be used for residential purposes in the Business, ~~Community and Services~~ Sub-Zones shall meet the following:

- Noise received in all habitable rooms shall not exceed 45 dBA L₁₀ between 23:00 hours and 07:00 hours with ventilating windows open; and
- An Acoustic Design Report shall be obtained from a suitably qualified Acoustic Engineer confirming that the building will be constructed to meet the above requirement.

16.8.2.13 Verandah Control

Rule 14.10.9 shall apply in Sub Zone 1 along the “building frontage to main street” as identified on the Estuary Estates Structure Plan.

16.8.3 Water Supply and Wastewater Supply

The following Rules shall apply as follows:

Sub-Zone	Water Supply Performance Standards	Wastewater Standard Performance
1	14.13.4	14.13.6
2	14.13.4	14.13.6

3	13. 143 .4	13. 143 .6
4	13.13.4	13.13.6
5	13.13.4	13.13.6
7	14.13.4	14.13.6

16.8.4 Hazardous Substances

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.21
2	14.10.21
3	13.10.21
4	13.10.21
5	13.10.21
6	12.10.21
7	14.10.21

16.8.5 Temporary Noise

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.15
2	14.10.15
3	13.10.15
4	13.10.15
5	13.10.15
6	12.10.15
7	14.10.15

16.8.6 Wind Generation: Noise

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.16
2	14.10.16
3	13.10.16
4	13.10.16
5	13.10.16
6	12.10.16
7	14.10.16

16.8.7 Vibration

The following Rules shall apply as follows:

Sub-Zone	Performance Standards
1	14.10.17
2	14.10.17
3	13.10.17
4	13.10.17
5	13.10.17

6	12.10.17
7	14.10.17

16.8.8 Contaminated Land – Change of Land Use

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.19
2	14.10.19
3	13.10.19
4	13.10.19
5	13.10.19
6	12.10.19
7	14.10.19

16.8.9 Contaminated Land – Remediation

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.20
2	14.10.20
3	13.10.20
4	13.10.20
5	13.10.20
6	12.10.20
7	14.10.20

16.8.10 Radioactive Materials

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.22
2	14.10.22
3	13.10.22
4	13.10.22
5	13.10.22
6	12.10.22
7	14.10.22

16.8.11 Fire Safety

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.26
2	14.10.26
3	13.10.26
4	13.10.26
5	13.10.26
6	12.10.26
7	14.10.26

16.8.12 Lighting

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.23
3	13.10.23
7	14.10.23

16.9 Transportation Provisions

16.9.1 Resource Management Issues

~~The key resource management issues for transportation activities within the Estuary Estates Structure Plan area are identified as follows:~~

- ~~1) How to provide a roading hierarchy that effectively and efficiently provides for the development enabled within the Estuary Estates Structure Plan area.~~
- ~~2) How to ensure that the road intersections at Molesworth Drive are safe and reflect expected vehicle trips into the foreseeable future.~~
- ~~3) How to ensure that there is sufficient on-street parking available for future activities without adversely affecting the creation of a quality streetscape environment for pedestrians.~~
- ~~4) How to manage the stormwater generated from roads and paved surfaces so that there are no adverse environmental effects on the environment.~~

16.9.2 Objectives and Policies

16.9.2.1 Roading Objective

~~To develop a roading network within the Estuary Estates Structure Plan Area, which integrates safely and efficiently with the surrounding roading network whilst ensuring adverse effects are avoided or mitigated.~~

Policies

- ~~By providing for a safe effective and efficient road network for vehicles, cyclists and pedestrians.~~
- ~~By adopting and applying a functional road classification to roads to control access, traffic and road formation Standards.~~
- ~~By requiring a low impact and landscaped design approach for new roads.~~
- ~~By discouraging traffic generating activities in environments where they would have significant adverse effects.~~

16.9.2.2 Parking and Access

Objective 1

~~To ensure the impact of activities on the safety and efficiency of the road network is addressed and to ensure safe and efficient vehicle access is provided to, and on, every site while avoiding adverse effects on the environment.~~

Policies

- ~~By requiring vehicle access to lots to be provided at the time of subdivision.~~
- ~~By implementing Standards that ensure vehicle access points are safe and efficient~~
- ~~By requiring sufficient on-site parking to meet the demand generated by different activities.~~
- ~~By implementing particular Standards for the formation of car park spaces.~~
- ~~To develop opportunities for cycling and walking in accordance with the Maps 2 and 4-17.~~

16.9.3 Rules: Activities

16.9.3.1 Permitted Activities

The following transportation activities shall be Permitted Activities:

- All parking and loading activities are Permitted Activities where they comply with the Standards detailed under part 16.9.4 of this Section, unless stated otherwise in the Estuary Estates Structure

Plan provisions (and for the avoidance of doubt this includes stacking parking where parking remains in the same ownership).

- b) Maintenance and upgrading of existing roads in accordance with the Standards of Rule 16.9.4

16.9.3.2 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

- a) An activity that does not comply with the access way, parking and loading Standards of Rule 16.9.4.
- b) Any activity providing for more than 100 car parks.
- ~~The provision of stacked parking for residential or staff parking. Any activity providing for more than 30 car parks in a car parking area.~~
- c) ~~Any variation to the alignment and/or formation Standards of roads as defined on the Map 2 as set out in Rule 16.9.4 and as shown in the Estuary Estates Design and Environmental Guidelines.~~
- d) ~~The creation of a new road (including associated street lighting, furniture etc) and any road location not meeting standard 16.9.4.1~~
- e) Any new activity that exceeds any of the following thresholds:
- ~~i. Residential Units (excluding retirement facilities) that exceed a cumulative total of 850 Residential Units on the PC78 site;~~
 - ~~ii. Healthcare Facility which results in a total GFA of 2000m² or more over the PC78 site;~~
 - ~~iii. Retail Activity which results in a total GFA of 5000m² or more over the PC78 site;~~
 - ~~iv. Bulk Retail and Trade Retail Activity which results in a total GFA of 10,000m² or more over the PC78 site;~~
 - ~~v. Supermarket Activity which results in a total GFA of 5000m² or more over the PC78 site;~~

1 Criteria for Assessing Restricted Discretionary Activities

Restricted Discretionary Activities will be assessed against the following matters ~~and the Standards set out in Rule 16.9.4,~~ with the Council's discretion in regard to any of the Restricted Discretionary Activities listed above being limited to the following matters.

- a) Traffic / New Road and Road Location, and any new activity that exceeds the thresholds in Rule 16.9.3.2.d) Considerations
- i. Whether the site is adequately accessible from the roading network.
 - ii. Existing and probable future traffic volumes on adjacent roads.
 - iii. The ability of the adjacent existing or planned roading network to absorb increased traffic and the feasibility of improving the roading system to handle any increases.
 - iv. The extent of traffic congestion and pedestrian/vehicle conflict likely to be caused by a proposal.
 - v. Whether vehicle access to and from the site:
 - Ensures adequate sight distances and prevent congestion caused by ingress and egress of vehicles; and
 - Is sufficiently separated from pedestrian access to ensure the safety of pedestrians.
- b) Any activity providing for more than 100 car parks ~~Parking areas~~
- i. Whether the parking area(s) is / are properly graded, drained and sealed to prevent dust nuisance or concentrated runoff of water from the site.
 - ii. The nature and extent of proposed landscaping in terms of screening, visual and streetscape amenity
 - iii. The extent to which parking areas are set back from residential and community activities ~~and from Green Network boundaries.~~ Where this is impracticable whether adequate screening will be provided in the form of fencing or landscaping, in order to reduce to an acceptable level any adverse aural or visual impacts.
 - iv. Whether a parking areas internal circulation is designed so that safe and efficient vehicle circulation on site is achieved and so that adverse effects on the roading network are prevented.
 - v. The location of access from the road into parking areas and the effects on safety and movement.
 - vi. ~~Whether alternative locations or designs for the parking will better achieve the amenity related outcomes of the~~

- vii. ~~Estuary Estates Structure Plan Design Guidelines.~~

~~viii. The extent to which stormwater quality treatment has been provided to protect the environment from contaminants generated from the activity.~~

- c) Any activity providing for more than 30 car parks

- i. The extent to which stormwater quality treatment and litter management has been provided to protect the environment from contaminants generated from the activity.

- d) Reduction in Parking Spaces

- i. Whether or not it is physically practicable to provide the required parking on the site in terms of the existing or proposed location of buildings, availability of access to the road, and other similar matters.
- ii. Whether there is an adequate alternative supply of parking in the vicinity such as a public car park or on-street parking. In general, on street parallel parking particularly on residential streets is not considered a viable alternative.
- iii. Whether there is another site or parking area in the immediate vicinity that has available parking spaces which are not required at the same time as the proposed activity and where a legal agreement between the applicant and owner of the site is provided to show a right to use such areas.
- iv. Whether the proposal has less than normal parking requirements e.g. due to specific business practices, operating methods or the type of customer.
- v. The extent to which significant adverse effect on the character and amenity of the surrounding area will occur as a result of not providing the required parking spaces.

- e) Stacked Parking

- ~~i. Stacked parking will generally only be allowed where special circumstances exist, for example where the parking alleviates adverse effects or no feasible alternative exists.~~
- ~~ii. Whether it is for residential activities where the minimum number of parking spaces can be achieved; and each stacked pair is allocated to the same residential unit.~~
- ~~iii. Whether it is for staff parking, where such parking is to be clearly defined, marked and separated from other required parking on the site and at least 50% of the parking spaces in the staff parking areas comply with the provisions of Rule 16.9.4.3b~~

- f) ~~Modifications to Standards of Rule 16.9.4.~~

~~These are to be assessed as Discretionary Activities and the assessment criteria of Section 16.7.6 shall apply.~~

~~Any application may be subject to conditions on the following matters:~~

- ~~i. Control of location, extent and nature of vehicular access and circulation; and~~
- ~~ii. Restrictions on intensity and scale of activity so as to keep traffic generation in the vicinity within the capacity and safety limits of the adjoining roading system.~~

f) Any non-compliance with any development control listed in 16.9.4.2, 16.9.4.4 and 16.9.4.5 will also be assessed utilising the relevant matters listed in:

- Chapter 13.10 for the applicable or equivalent Residential standards for land zoned Sub-Zones 3A-D
- Chapter 14.10 for the applicable or equivalent standards for land zoned Sub-Zones 1 and 7.

16.9.4 Rules: Permitted Activity Standards

All Permitted, Controlled and Restricted Discretionary Activities shall comply with the relevant controls in Rule 16.9.4.

16.9.4.1 Roads

1 Road Hierarchy

Roads shall be located ~~formed~~ in accordance with the roading hierarchy identified on the Estuary Estates Structure Plan 2.

Notification Version: additions- red underline, deletions- red ~~strikethrough~~, no change- black text

2 Road Performance Standards

All roads shall be constructed in accordance with the Standards in the following table of the Kaipara District Council Engineering Standards 2011.

Estuary Estates Structure Plan Road Classification

Sub-Zone	Estuary Estates Road Classification	Design Speed (Km/h)	Max Gradient	Traffic Volume	Road Width (m)				Drainage
					Reserve	Carriage way	Parking	Footpath	
1 to 5	Type R1	50	10%	1000-3000 vpd	30	Split 2 x 4.0	2.5 or 5.3 indented	1 x 1.5	Swale
2 to 4	Type R2	40	10%	200-1000 vpd	20	2 x 3.0	2.5 or 5.3 indented	2 x 1.5	Channel and Swale
	Type R3			20-100 du	24				
1, 2, 4	Type C1	30	10%	200-1000 vpd	24	Split 2 x 4.5	2.5 and 5.3	2.0-4.0	Varies between Kerb and Channel and Swale
	Type C2				24	Split 2 x 4.5	1 x 5.3		
	Type C3				20	2 x 4.0	2 x 2.5		
3, 4, 7	Type R4 (Public)	30	12.5%	60-200 vpd 4-20 du	15	1 x 5.5	1 x 2.5 indented	1 x 1.2	Channel and Swale
3, 4, 7	Type R5 (Private)	20	12.5% 16.7%	10-30 vpd 1-3 du	8	1 x 3.0 +2.5m passing bays	None	None	None
5, 6	Type R6	30	10%	500-1500 vpd 50-100 vpd	16	2 x 3.0	None	1 x 1.2	Swale
5, 6	Type R7	30	12.5%	100-500 vpd 10-50 du	15	1 x 5.5	1 x 2.5	1 x 1.2	Swale
5, 6	Type R8 (Public)	30		4-10 du	12	1 x 5.5	None	None	Swale
5, 6	Type R8 (Private)	20		1-3 du	12	1 x 3.0 +2.5m passing bays	None	None	Swale

* The legal width shall be increased as required to accommodate carriageway widening, swale drains, earthworks batters, landscaping and intersections.

Note: The specifications in the Table above take precedence over the Zone Performance Standards.

16.9.4.2 Vehicle Access and Driveways

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.25
2	14.10.25
3	13.10.25
4	13.10.25
5	13.10.25
6	12.10.25
7	14.10.25

16.9.4.3 Parking

Provision of Parking Spaces - the following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.27
2	14.10.27
3	13.10.27
4	13.10.27
5	13.10.27
6	13.10.27
7	14.10.27

16.9.4.4 Loading

The following Rules shall apply as follows:

Sub-Zone	Performance Standard
1	14.10.28
2	14.10.28
3	13.10.28
4	13.10.28
5	13.10.28
6	12.10.28
7	14.10.28

16.9.4.5 Signs

The following Rules shall apply as follows:

Sub-Zone	Performance Standards
1	14.10.24
2	14.10.24
3	13.10.24
4	13.10.24
5	13.10.24
6	12.10.24
7	14.10.24

16.10 Subdivision Provisions

The following subdivision provisions apply specifically to the Estuary Estates Structure Plan area.

16.10.1 Resource Management Strategy

~~In recognition of the fact that subdivision is an activity in itself as well as providing the basis through which land-use activities can be established, this part of the Estuary Estates Structure Plan outlines a Resource Management Strategy specific to subdivision of land within the Estuary Estates Structure Plan area.~~

~~An underlying principle of this Resource Management Strategy is recognition of the need to preserve the natural character, heritage and amenity values of the Estuary Estates Structure Plan area.~~

~~The Resource Management Strategy for subdivision is to facilitate the creation and maintenance of a new village within a rural coastal context in order to protect amenity and environmental values. In addition, the strategy seeks to provide for diversity of residential and rural lifestyles as well as to enable the various commercial and business activities enabled through the Estuary Estates Structure Plan provisions to be properly supported through services, infrastructure and ownership regimes.~~

16.10.2 Resource Management Issues

~~The key resource management issues for subdivision within the Estuary Estates Structure Plan area are identified as follows:~~

- ~~1) The need for a secure and effective land tenure framework which provides flexibility in accommodating a range of land tenure methods while securing the intent of the Estuary Estates Structure Plan and District Plan as a whole;~~
- ~~2) The importance of ensuring that subdivision takes account of the constraints of the land;~~
- ~~3) The need to recognise the natural character, heritage and amenity values associated with the Estuary Estates Structure Plan area;~~
- ~~4) The need to recognise and provide for the preservation of the natural character of the surrounding coastal environment from inappropriate subdivision; and~~
- ~~5) The importance of ensuring that potential impacts on infrastructure and reserve demands are addressed.~~

16.10.3 Objectives and Policies

16.10.3.1 Objective 1

~~To provide for the subdivision of the Estuary Estates Structure Plan area in a manner which achieves the integrated management of the use, development and protection of the natural and physical resources of the District.~~

Policies

- ~~a) By implementing Subdivision Rules and Standards that reflect the spatial outcomes shown on the Maps 1-26.~~
- ~~b) By ensuring the Green Network areas and open space areas shown on Maps 2 and 4-17 are secured either as a condition of Subdivision Consent or by other legal method.~~
- ~~c) By ensuring that all subdivisions are able to be properly serviced.~~
- ~~d) By adopting Development Control Standards that will avoid or mitigate natural hazards and implementing them through subdivision conditions.~~
- ~~e) By using the Councils financial contribution Rules to ensure that the environmental and ecological outcomes promoted through the Estuary Estates Structure Plan provisions can be secured.~~
- ~~f) By requiring any subdivision proposal to demonstrate it is an integrated and sustainable development and does not depend on any other subdivision or development proposals to achieve such integrated development outcomes.~~

16.10.3.2 Objective 2

~~To provide for subdivision options that reflects the various Sub-Zones within the Estuary Estates Structure Plan area, and to provide for subdivision that facilitates the consolidated sequential development of Sub-Zones.~~

Policies

- ~~a) By applying a staging and sequential subdivision and development programme to each subdivision.~~
- ~~b) By requiring staged and consolidated development within the Business 1 Sub-Zone Precincts.~~

- ~~c) By requiring each Sub-Zone to be subdivided into separate Titles as the first stages of development within the Estuary Estates Structure Plan area.~~
- ~~d) By requiring the provision of key infrastructure at the time of the subdivision of the individual Sub-Zones.~~
- ~~e) By managing the subdivision of separate development blocks as shown on Estuary Estates Structure Plan Maps 4-17 so that comprehensive and integrated development occurs.~~
- ~~f) By enabling the subdivision of individual dwellings and other buildings (including business and other premises) onto separate Titles through a variety of mechanisms including Freehold and Unit Titles.~~
- ~~g) By ensuring appropriate legal instruments are implemented through Conditions of Consent to secure the integrated Green Network, public open space areas and pedestrian connections that the Estuary Estates Structure Plan Maps 4-17 provide for.~~
- ~~h) By using body corporate type mechanisms where there are collective responsibilities and requirements for the management and maintenance of open space areas, pedestrian linkages, infrastructure or any other obligations or outcomes related to securing the built environment outcomes for the Estuary Estates Structure Plan area as shown on Estuary Estates Structure Plan Maps 1-26.~~

16.10.4 Rules: Activities

These Rules apply to all subdivision proposals within the Estuary Estates Structure Plan area.

~~16.10.4.1 All subdivisions shall be spatially consistent with the Estuary Estates Structure Plan Maps 1-17 all forming part of the Estuary Estates Structure Plan provisions.~~

~~16.10.4.2 The separate Sub-Zones 1-7 (see Estuary Estates Structure Plan Map 1) shall be subdivided into Individual Titles (Stage 1 Subdivision) before any other subdivision within the individual Estuary Estates Structure Plan Sub-Zones or development blocks can be applied for and/or approved.~~

~~16.10.4.3 Estuary Estates Structure Plan Maps 18-26 (Staging and Infrastructure Implementation) set out possible staging options. Estuary Estates Structure Plan Map 18 sets out the baseline (Stage 1) landscaping and structural planting, infrastructure and roading that shall be implemented before any other subdivision or development is able to occur within other parts of the Estuary Estates Structure Plan area (with the exception of Sub-Zone 6).~~

~~16.10.4.4 Land Use Consent and Subdivision Consent applications may be submitted separately, or concurrently for staged developments. (Refer Tables 16.7.1 and 16.7.2 for Comprehensive Developments).~~

~~16.10.4.5 Subdivision [and development] of or within any of the individual development blocks identified on Estuary Estates Structure Plan Maps 4-17, may be approved as a Comprehensive Development* under Activity Table 16.10.5 below (and as provided for in Tables 16.7.1.1 and 16.7.1.2.~~

~~16.10.4.6 Detailed planting and landscaping shall be implemented when any development occurs, as set out in Estuary Estates Structure Plan Maps 4-17 and in accordance with Rules 16.8.1.2 and 16.8.1.3.~~

16.10.5 Subdivision Activity Table

The following table specifies the status of various subdivision activities within the different Sub-Zones. ~~Any Non-Complying Activity identified in the Activity Table will be assessed according to the relevant provisions of the Resource Management Act 1991 and the Objectives and Policies of Part A of the Plan.~~

For the purpose of this table:

P = Permitted Activity

D = Discretionary Activity

C = Controlled Activity

NC= Non-Complying Activity

RD= Restricted Discretionary Activity

Table 16.10.5-1

ACTIVITIES	1 Business	2 Com munit y	3 Residential	4 Parkside Residential	5 Rural—Village Cluster	6 Rural Residenti al	7 Service	8 <u>Natural Environ ment</u>
Amendments to existing Cross Leases, Unit Titles and company lease plans for the purpose of showing additions and alterations to lawfully established buildings, accessory buildings and areas for exclusive use by an owner/s	RD	RD	RD	RD	RD	RD	RD	
Any subdivision not proposed as part of a comprehensive development or not otherwise provided for in Table 16.10.5	D	D	D	D	D			
Boundary adjustments or realignments	RD	RD	RDC	RD	RD	RD	RD	
Comprehensive developments	C	C	C	C	C		C	
Right of way easements and access lots	GRD	C	GRD	C	C	C	GRD	
Subdivision for the purpose of creating a lot/s which is defined by the boundary of a Sub-Zone (as shown on Map 56A of Map Series 4)	C	C	C	C	C	C	C	
Subdivision for the purpose of creating a lot which is defined by the boundaries of a development block	RD	RD	RD	RD	RD	RD	RD	
Subdivision for the purpose of creating free-hold Titles in accordance with Rule 16.10.6.1–10 <u>(except minimum lot sizes)</u>	RD	RD	RD	RD	RD	RD	RD	
<u>Subdivision for the purpose of creating free-hold Titles which does not comply with the minimum lot sizes</u>	<u>NC</u>		<u>NC</u>				<u>NC</u>	
Subdivision of existing or approved buildings and/or activities by way of unit Title, Cross Lease or company lease	RD	RD	RD	RD	RD	D	RD	

Subdivision that creates a lot/s for the purpose of a reserve, public utilities or infrastructure	RD	RD	RD	RD	RD	RD	RD	<u>RD</u>
Subdivision not meeting one or more of the Standards detailed under Part 16.10.10 <u>(except minimum lot sizes)</u> including 16.10.10.4.5	D	D	D	D	D	D	RD	
ACTIVITIES	1 Business	2 Com munit y	3 Residential	4 Parkside Residential	5 Rural—Village Cluster	6 Rural Residenti al	7 Service	
Subdivision—creating lots for the purpose of reserves, public utilities or infrastructure	RD	RD	RD	RD	RD	RD	RD	

16.10.6 General Rules

~~16.10.6.1 All subdivision activities shall be in accordance with the spatial layout shown in Estuary Estates Structure Plan 4-17.~~

16.10.7 Controlled Activities**16.10.7.1 Matters for Control**

~~Council will reserve control over the following matters when considering an application for Resource Consent:~~

- ~~Shape and location of lot boundaries;~~
- ~~Stormwater treatment and disposal;~~
- ~~Wastewater treatment and disposal (applies to Sub-Zone 6 only);~~
- ~~Utilities / provision of services;~~
- ~~Earthworks and land disturbance;~~
- ~~Natural hazards;~~
- ~~Vehicle access and parking lots;~~
- ~~Water supply;~~
- ~~Planting and landscaping;~~
- ~~Ecological effects;~~
- ~~Compliance with the Estuary Estates Structure Plan Maps (Appendix E); and~~
- ~~For comprehensive developments the matters listed in Clause 16.7.3.2.~~

16.10.7.2 Criteria for Assessing Controlled Activities

~~In considering an application for a controlled Activity regard must be had to the following matters, for which conditions may be imposed:~~

- ~~The extent to which the proposal is consistent with the Estuary Estates Structure Plan Maps 1-26.~~
- ~~For 'comprehensive developments' whether the proposal is consistent with the assessment criteria set out in Clause 16.7.3.2.~~
- ~~Whether the proposal meets the Development Controls set out in Parts 16.9.4 and 16.10.10 of the Estuary Estates Structure Plan provisions.~~
- ~~The extent to which any adverse effects will be either avoided, remedied or mitigated in terms of:~~
 - ~~Lot design;~~
 - ~~Vehicle access and parking;~~

- iii. ~~Water supply;~~
 - iv. ~~Stormwater treatment and disposal;~~
 - v. ~~Wastewater treatment and disposal (applies to Sub-Zone 6 only);~~
 - vi. ~~Utilities/services;~~
 - vii. ~~Planting and landscaping;~~
 - viii. ~~Earthworks and land disturbance;~~
 - ix. ~~Natural hazards;~~
 - x. ~~Ecological effects;~~
 - xi. ~~Siting of buildings; and~~
 - xii. ~~Environmental effects.~~
- e) ~~Where common lots are proposed, and/or where a body corporate type structure is proposed the extent to which appropriate mechanisms are provided to ensure that all management and maintenance requirements are sustainable.~~
 - f) ~~Where staged subdivision / development is proposed, whether all infrastructure, roading, utilities, public spaces and connections, including Green Network elements, will be established in accordance with the Estuary Estates Structure Plan provision and Maps 1-26 to the extent necessary to fully service the current stage and provide adequately for future staged development.~~
 - g) ~~Where staged subdivision/development is proposed, whether a Staging Plan is provided which demonstrates fully how a proposal will achieve the integrated outcomes that the Maps 1-26 seek to secure, in particular in relation to landscaping and structural planting infrastructure, roading the Green Network and pedestrian connections.~~
 - h) ~~The ability to connect to Council's reticulated wastewater system.~~
 - i) ~~Where one or more buildings already exist on the land being subdivided, whether the design of the subdivision creates any non-compliance of the Development Standards associated with those buildings. Any subdivision shall be designed so that any level of non-compliance that already exists is not increased.~~
 - j) ~~Where any existing or consented residential buildings are to be subdivided by Cross-Lease or Unit Title, there shall be an outdoor courtyard or private open space area complying with any specified land use activity provisions for the relevant Sub-Zone.~~
 - k) ~~Whether satisfactory arrangements have been made for any shared servicing, buildings and ancillary areas and the nature of management structures and funding for such management and maintenance.~~

16.10.8 Restricted Discretionary Activities

16.10.8.1 Matters Over Which Discretion is Restricted

~~When an activity is not permitted by this Rule~~ Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent:

- a) Subdivision and Lot design;
- b) Securing Consistency with the Estuary Estates Structure Plan Maps ~~1-26~~;
- c) Transport network Roothing and vehicle access to lots;
- d) Water supply (rainwater harvesting and/or reticulated water supply, and water demand management (savings*))including for fire fighting;
- ~~dd) The location and land area requirements of water reservoirs(s) identified with the first subdivision of the Residential Sub-Zone 3D~~
- e) Low impact design, sStormwater treatment and disposal ~~(consistent with Maps 3 and 18-26);~~
- ee) Stormwater management plan for the hydrology of Wetlands 1, 2 and 3
- eee) Consent notices for stabilised roofing material
- f) Public utilities;
- g) Planting and landscaping ~~(consistent with Estuary Estates Structure Plan Maps 1-26);~~
- Earthworks and land disturbance;
- h) Ecological effects;

- i) Pedestrian and cycling connectivity to and open space and shared path networks;~~and~~
 - j) Environmental effects. Ecology management plan for the adjoining Sub-Zone 8 areas Wetland 3, including weed and pest control and indigenous revegetation (where appropriate) and any required mechanisms for ownership an maintenance of the area.
 - k) Design and construction of central watercourse
- *_For example, through the use of the Water Efficiency Labelling Scheme

16.10.8.2 Assessment Criteria for Restricted Discretionary Activities

~~When an activity is not permitted by this Rule~~ Council ~~has restricted its discretion over~~ will have regard to the following ~~matters~~ assessment criteria when considering and determining an application for Resource Consent:

- l)** The extent to which the proposal is consistent with the Estuary Estates Structure Plan Maps 1-26 and the Development Controls in Rules 16.8.2, 16.9.4 and 16.10.10. The assessment of any application must establish the means through which any proposal will implement the Estuary Estates Design and Environmental Guidelines detailed under Appendix 16.1 and the Mangawhai Design Guidelines in Appendix 25A as incorporated into Appendix 16.1.
- a)
- b) The extent to which adequate access, parking, and service areas are is provided to each lot. In general, any proposal should comply with the relevant parking and access controls under the Zone Rules Chapters as per Section 16.9 above (or where otherwise provided for within the Estuary Estates Structure Plan provisions) unless it is not appropriate to do so because of inherent site considerations and unusual vehicle or pedestrian movements and/or particular characteristics of the proposed activities and local circumstances.
- c) Where common lots are proposed, the extent to which appropriate mechanisms are provided to ensure that all infrastructure management and maintenance requirements are sustainable.
- d) The nature of proposed street frontage in terms of securing effective, safe access onto a legal road.
- e) Where staged subdivision /development is proposed, whether all necessary infrastructure, roading, utilities, public spaces and connections to service the proposed development, including Green Network elements, will be established in accordance with the Estuary Estates Structure Plan provision and Estuary Estates Structure Plan Maps 1-26. Also where staged subdivision / development is proposed, whether the Staging Plan provided demonstrates adequately how a proposal will ensure that the integrated outcomes that the Estuary Estates Structure Plan Maps 1-26 set out can be achieved. For the catchment of Wetlands 1, 2 and 3, a stormwater management plan shall address the best practicable option to maintain surface flow hydrology. Consent notices shall require stabilised roofing materials.
- f) The nature of the connection to Council's reticulated wastewater system.
- g) Where any existing or approved buildings are to be subdivided, the effects of the proposal in regard to meeting relevant Development Control Standards.
- h) Where there are any communally owned or managed services, infrastructure or other such assets or joint responsibilities arising from any proposal; that the nature of arrangements which are proposed ensure the on-going implementation of such arrangements whether through body corporate or similar mechanisms.
- i) Where any subdivision adjoins an area identified as "amenity planting" and/or any areas identified as enhancement planting Sub-Zone 8 on the Structure Plan, whether the details of the planting have been provided and for Sub-Zone 8 areas Wetland 3 an ecology management plan, including weed and pest management controls and indigenous revegetation (where appropriate), are provided and any required mechanisms for ownership and maintenance of the area. For the avoidance of doubt the amenity planting areas may form parts of private lots and be held in private ownership.
- j) Whether the proposal utilises low impact and/or water sensitive stormwater management devices and designs, outfalls that mitigate concentrated flows and detail of any obligations for lot owners to construction and maintain such devices.
- jj) The extent to which stormwater quality treatment has been provided to protect the environment from contaminants generated from the activity

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- k) ~~Existing and probable future traffic volumes pedestrian and cyclist volumes and effects on adjacent roads including the intersection of Molesworth Drive and Moir Street, and the intersection of Insley Street and Moir Street.~~
- l) ~~The design of the central watercourse within sub-precinct Stage 3A to establish stormwater conveyance, treatment opportunities, recreation links and recreated freshwater habitat~~
- m) ~~Sufficient firefighting water supply is available, taking into account a risk based assessment (Refer to Note 8 of 13.11.1)~~
- n) ~~The provision and design of reticulated supply of water (storage, reticulation, treatment and ongoing management), rainwater harvesting and appropriate water demand management (savings), including legal mechanisms (eg. consent notices) for their implementation within Residential Sub Zone 3A.~~
- o) ~~The extent of the proposal has regard to the assessment criteria i) to v) in Rule 13.14.4.~~
- p) ~~The extent to which the proposal provides connections to transport networks.~~
- q) ~~The extent of land required for water reservoir(s) to service the Residential Sub-Zone 3A is detailed by an engineering assessment by a suitably qualified and experienced professional associated with the first subdivision of the Residential Sub-Zone 3D.~~

16.10.9 Discretionary and Non-Complying Activities

16.10.9.1 Criteria for assessing Discretionary and Non-Complying Activities

~~The following matters shall be considered by the Council when assessing any Discretionary or Non-Complying Resource Consent application (these matters do not limit Council's consideration in any way):~~

- a) ~~The Council will have regard to the Objective and Policies for the relevant Sub-Zone, Parts 16.8, 16.9 and 16.10, contained in this Chapter as well as the general Objective and Policies in Part 16.3, and for Non-Complying Activities, Council will have regard to the Objectives and Policies of Part A Chapters of this Plan; and~~
- b) ~~The Council will have regard to any adverse effects of the activity on the environment and proposed measures to avoid mitigate or remedy such effects.~~

~~Note: The assessment criteria for Restricted Discretionary Activities may be used as a guide when assessing Discretionary and Non-Complying Activities.~~

16.10.10 Development Controls

All ~~Controlled and Restricted Discretionary~~ Activities shall comply with the relevant controls of Rule 16.10.10.

16.10.10.1 Lot Sizes

a) No vacant lots shall be created by subdivision, ~~including balance lots,~~ where the gross area of any Freehold Title is less than the minimum specified for each Sub-Zone in the table below.

~~For freehold lots, gross lot areas include land shall be held by way of a registered share in a separate lot located within the same Sub-Zone (such as a part of the Green Network area shown on Map 2). No minimum areas are specified for Unit Title, Cross Lease or company lease subdivision of existing or approved buildings provided that any common areas including parking areas, outdoor living areas, Green Network areas shown on Maps 2 and 4-17, access lots or service areas shall be jointly owned and or managed.~~

b) There shall be no minimum lot size where subdivision occurs around existing approved development or in conjunction with a land use consent.

c) The minimum lot sizes must be exclusive of any area shown as Sub-Zone 8 on the Structure Plan.

The following Standards shall apply:

Sub-Zone		Minimum <u>Vacant</u> Freehold Lot Size
1 (Precincts 1 and 2)		500m ²
1 (Green Network A)		10,000m ²
2		1000m ²
3		400m ²
3	A	350m ²
	B	500m ²
	C	700m ² 750m ²
	D	1000m ²
4		2000m ²
5		1000m ²
6		3000m ²
7		2000 <u>1000</u> m ²

16.10.10.2 Building Platform Locations

~~In all Sub-Zones building locations shall be located in accordance with the Maps 4-17 (indicative locations) unless otherwise approved by way of separate (or conjunctive) Resource Consent.~~

All vacant residential lots shall be of a size and shape which accommodates a building platform which is 8 by 15 and clear of all yard setbacks identified in Rule 16.8.2.3.

16.10.10.3 Boundary Adjustments

New lots may be created by way of boundary adjustments between existing lots provided that:

- a) There are two or more existing lots;
- b) Each of the lots has a separate Certificate of Title;
- c) Any approved residential building platform is retained in its approved location, or a new location which meets Rule 16.10.10.2 is identified;
- d) ~~No additional residential building areas are created that enable an increase in Permitted Density Standards;~~
- e) There is no increase in any existing non-compliance with the Development Controls for Permitted Activities as set out in Part 16.8 unless Resource Consent is obtained for such non-compliances in conjunction with the proposed boundary adjustment; and
- f) No additional lots or Certificate of Title in separate ownership are created.

16.10.10.4 Subdivision Design

1 Roads and Access

- a) All roading and access shall be consistent with the Estuary Estates Structure Plan Map spatial layout shown in Maps 1-26 and must meet the Standards set out in Rule 16.9.4 (Transport).

- b) The following Rules shall apply as follows:

Sub-Zone	Performance Standards
1	14.13.2
2	14.13.2
3	13.13.2
4	13.13.2
5	13.13.2
6	12.15.2
7	14.13.2

2 Pedestrian Links

- a) ~~Council may require the formation and vesting of an access way not less than 2m wide linking roads and/or reserves by way of easement, where this is necessary to provide linkages between public places such as schools, shops, reserves and bus routes. Generally such access ways must align with the Estuary Estates Structure Plan provisions for the Green Network as set out on Map 1.~~
- b) ~~Easements for pedestrian and cycle (and bridle paths as appropriate) access shall be created in favour of Council to enable connectivity to and within all Sub-Zones and to give continuity of access to Molesworth Drive and Old Waipu Road.~~

3 Services

The following Rules shall apply as follows:

Sub-Zone	Provision for the Extension of Services	Water Supply	Stormwater Disposal	Wastewater Disposal
1	14.13.3	14.13.4	14.13.5	14.13.6
2	14.13.3	14.13.4	14.13.5	14.13.6
3	13.13.3-13.14.3	13.13.4-13.14.4 Lots less than 500 m2 in the Residential Sub Zone 3A must be serviced by a reticulated water supply. Lots greater than 500 m2 in the Residential Sub Zone 3A that are not serviced by reticulated water supply must comply with Rule 13.14.4.	13.13.5-13.14.5	13.13.6-13.14.6
4	13.13.3	13.13.4	13.13.5	13.13.6
5	13.13.3	13.13.4	13.13.5	13.13.6
6	12.15.3	12.15.4	12.15.5	12.15.6
7	14.13.3	14.13.4	14.13.5	14.13.6

4 Open Space and Green Networks

~~Where any land is to be subdivided, the areas of land shown on the Green Network (Map 1) as Public Green Network shall be set aside as Council reserves (such as the Village Green in Community Sub-Zone 2 or the defined ecological area scheduled in the District Plan).~~

~~Areas remaining in private ownership or must be subject to rights of way agreements in respect of any public pedestrian connections, or may be set aside as privately owned covenanted areas where defined~~

~~public pedestrian access may be provided for in association with bush and environmental protection requirements.~~

~~In the case of any such privately owned Green Network areas there must be a body corporate type structure to provide for the administration and management of those areas in accordance with the covenant provisions.~~

~~In regard to those areas shown on Estuary Estates Structure Plan Maps 4-17 as Private Open Space there must also be a body corporate type structure to provide for the administration and management of those areas.~~

5 Staging and Implementation

~~Where any subdivision is to be carried out on a staged basis, whether within the same Sub-Zone or different Sub-Zones or within individual Precincts or development blocks, the following applies:~~

- a) ~~Sub-Zones 1-7 shall be subdivided into separate Titles prior to any other subdivision or development occurring within the individual Sub-Zones or development blocks.~~
- b) ~~All subdivision must be consistent with Estuary Estates Structure Plan Maps 1-26.~~
- c) ~~Stormwater and other infrastructure shall be provided for in accordance with Maps 3-4 and 18-26 and an approved staging and sequential subdivision and development programme and shall be able to accommodate all future development.~~
- d) ~~Any application for subdivision (and Land Use Consent where a comprehensive development is proposed) shall signify to the Council where staging is to apply to a proposal and set out the details of implementation in regards to consistency with Estuary Estates Structure Plan Maps 18-26.~~
- e) ~~A staging and programme is required to be provided to Council to demonstrate how and when the key elements of the Estuary Estates Structure Plan Maps 18-26 including open space, reserves, walkways, stormwater, roading and/or other access aspects, will be implemented so that integrated and sustainable development occurs. The expected time periods for each staged proposal are to be provided to Council.~~
- f) ~~Details of the proposed methods of establishing the Green Network (Green Network as shown on Estuary Estates Structure Plan Maps 4-17) shall be provided for in respect of each proposed stage (and for any subdivision proposal where there is no staging).~~
- g) ~~Each proposed stage shall be demonstrably independent of any need to rely upon any elements of any future subdivision(s) for which approval has not yet been sought and/or granted.~~
- a) ~~The Council will generally grant approvals under Sections 223 and 224 of the Act for each stage of subdivision when the conditions applying to each stage have been met. Where appropriate, Council may specify bonding requirements in relation to defined conditions of subdivisional approval so that Certificates of Title may be released. That may include bonds relating to infrastructure, roading and the Green Network.~~

6 Legal Protection

As appropriate, legal protection of any amenity landscape feature, bush area, indigenous vegetation plantings as an enhancement of bush, stream or wetland, public access way or stormwater management systems shall be secured through a Consent Notice or other suitable legal instrument that is registered on the title of the land concerned. Where appropriate, legal protection may also be achieved through a Queen Elizabeth II National Trust Covenant, a covenant with Council, a Conservation Covenant under Section 77 of the Reserves Act or by vesting land in a public authority as a public reserve and/or through private reserve status.

7 Preservation/Enhancement of Areas Of Archaeological, Cultural Or Spiritual Significance

The subdivision design and layout shall preserve and/or enhance areas of archaeological, cultural or spiritual significance.

16.11 Financial Contribution Provisions

The provisions of Chapter 22: Financial Contributions of this Plan shall apply.

16.11A Network Utilities

1) Water storage that does not comply with the permitted activity performance standards in Rule 10.11.1 is a Restricted Discretionary Activity, and the assessment criteria listed in Rule 10.11.1 shall be the matters of discretion.

2) Rule 10.11.10 does not apply to water storage.

16.12 Temporary Activity Provisions

16.12.1 Resource Management Issues

Temporary activities within the Estuary Estates Structure Plan area have the potential to have significant adverse effects on neighbouring properties and the community at large. In particular temporary activities create the following issues:

16.12.1.1 The appearance of temporary buildings associated with construction works.

16.12.1.2 The size, frequency and duration of temporary buildings and activities.

16.12.1.3 The impact of such buildings and activities from noise, crowd management, health and safety and traffic generation.

16.12.2 Objectives and Policies

16.12.2.1 Temporary Activities Objective

To provide for the community within the Estuary Estates Structure Plan area and the wider Mangawhai Areas general wellbeing through the provisions of Temporary Activities while ensuring such activities are operated at a level which avoids or mitigates adverse effects on the environment.

Policy

- a) By adopting appropriate provisions to control the duration, size and extent of Temporary Activities.

16.12.3 Rules: Activities

16.12.3.1 Permitted Activities

The following activities listed in 16.12.3.2-16.12.3.4 and any buildings and structures associated with the temporary activities are Permitted Activities in all Sub-Zones. Should any activity listed in this section conflict with the activity status listed in another section of this Chapter, the Temporary Activities provisions shall prevail. provided that:

- a) ~~The activity is not located in any area identified as "Green Network" on the Estuary Estates Structure Plan Map 1 other than the Village Green in the Community 2 Sub-Zone or any public road.~~

16.12.3.2 Temporary Activities Ancillary to Building and Construction Works

Temporary buildings, offices, storage sheds, storage yards, scaffolding and false work, workshops or uses of a similar character where such activities are:

- a) Ancillary to and required for a building or construction project; and
b) Located on the site same as the building or construction project; and
c) Limited to the duration of the project or for a period of 12 months (whichever is the lesser).

16.12.3.3 Public Performances, Concerts, Shows, Musical and Theatrical Entertainment, Cultural and Sporting Events, Exhibitions, Fairs, Galas, Markets, Carnivals, Festivals, Parades, Rallies, Filming, Weddings, Meetings

Any Temporary Activity, including the use of buildings, for purposes such as public performances, concerts, shows, musical and theatrical entertainment, cultural and sporting events, exhibitions, fairs, galas, markets

(excluded those listed in Rule 16.12.3.4), carnivals, festivals, parades, rallies, filming, weddings, meetings and activities of a similar nature provided that:

- a) Such activities, including structures for these activities, do not occupy any venue for more than a total of five days (inclusive of the time required for establishing and removing all structures and activities associated with the use);
b) The number of people attending the event at any one time does not exceed 200 persons when the activity is undertaken outside;
c) Any associated electronically amplified entertainment complies with all of the following:
i. It does not commence before 10am on any day;
ii. It is completed by 10pm on the day of the performance or 12.00pm on Fridays and/or Saturdays or 1:00am the following day on New Year's Eve; and
iii. The 'Temporary Noise' Performance Standards shall apply as follows:

Sub-Zone	Performance Standards
1	14.10.15
2	14.10.15
3	13.10.15
4	13.10.15
5	13.10.15
6	12.10.15
7	14.10.15

- d) The L_{eq} noise level and L_{10} noise level arising from the event does not exceed 75dBA L_{eq} or 85dBA L_{10} when measured at the notional boundary of any adjacent site with a residential use;
e) A Temporary Activity occurs no more than five times in any one calendar year at any one location;
f) All fixed exterior lighting associated with Temporary Activities shall be directed away from adjacent residential sites and public roads;
g) All temporary activities that exceed a duration of two hours and do not have access to public or private toilet facilities shall provide sanitary facilities for the duration of the activity in accordance with the NZ Building Code Clause G1. When using Clause G1 if the activity is not undertaken within a building the most appropriate building use shall be applied.

16.12.3.4 Markets in Sub-Zone 1

Markets occurring at any frequency throughout the year in Sub-Zone 1.

16.12.4 Restricted Discretionary Activities

The following activity is a Restricted Discretionary Activities in all Sub-Zones and on public roads provided that the activity meets the terms detailed below, otherwise the activity is a Discretionary Activity.

16.12.4.1 Public Performances, Concerts, Shows, Musical and Theatrical Entertainment, Cultural and Sporting Events, Exhibitions, Fairs, Galas, Markets, Carnivals, Festivals, Parades, Rallies, Filming, Weddings, Meetings

- a) Any Temporary Activity, including the use of buildings, for purposes such as public performances, concerts, shows, musical and theatrical entertainment, cultural and sporting events, exhibitions, fairs, galas, markets (excluded those listed in Rule 16.12.3.4), carnivals, festivals, parades, rallies, filming, weddings, meetings and activities of a similar nature which:
i. Occupies a venue for more than five days but no more than seven days (inclusive of the time required for establishing and removing all structures and activities associated with the use); and/or
ii. Exceeds a capacity of 200 persons but no more than 500 persons at any one time when the activity is undertaken outside; and/or
iii. Occurs more than five times a year at any one location; and/or
iv. Is not located in any area identified as Green Network on the Estuary Estates Structure Plan Map 1 other than the Village Green in Community 2 Sub-Zone or any public road.

16.12.4.2 Restricted Discretionary Assessment Criteria

The following criteria shall be taken into account when considering Restricted Discretionary Applications for Temporary Activities:

- a) The proposed hours of operation and duration of the activity;
- b) The nature and intensity of the activity;
- c) The extent to which the activity may give rise to adverse effects including noise on residentially used buildings within and surrounding the activity;
- d) The extent to which the activity may give rise to adverse effects related to the activities of crowds using the road network and the car parking facilities and the extent to which those effects are avoided, remedied or mitigated;
- e) The ability to supply potable water in compliance with the Drinking-Water Standards for New Zealand for the duration of the activity;
- f) The provision and location of adequate sanitation facilities throughout the duration of the activity in accordance with the Building Act;
- g) Compliance with Food Hygiene Standards and regulations;
- h) The appropriateness and control measures in place for the sale of liquor for consumption on the premises;
- i) Provision of an Emergency Management Plan which specifies a clear set of roles and procedures in the case of an accident or emergency; and
- j) The effect of the activity on the use normally made of the site if the site is usually available to the public.

16.13 Definitions Specific to the Structure Plan Area

The following definitions apply specially to the Estuary Estates Structure Plan area and override definitions contained in Chapter 24. In all other cases the definitions of Chapter 24 apply:

Community Facilities and Services: means any land or buildings which are used in whole or in part for cultural, social, ceremonial, spiritual and religious activities for meditation, community services, including fire and medical service bases, and functions of a community character. This may include a church, church hall, church yard and marae.

~~**Comprehensive Development:** means a comprehensively planned and designed development where all land use and/or Subdivision Consents are submitted and where:~~

- ~~• For Sub-Zones 1-4 all of any one or more of the individual development blocks shown on Estuary Estates Structure Plan Map 4 are to be developed; and~~
- For residential development in Sub-Zone 5 any Comprehensive Development Proposal shall provide for at least 10 residential units within any single development proposal.

~~**Structure Planting:** means the planting of large native trees (Plastic Bag size 95 (PB95)) at the time of planting) coupled with the provision of understory indigenous plantings to enhance the amenity of the Green Network and to extend the ecological linkages across the site, as identified on Estuary Estates Structure Plan Map – Staging and Infrastructure Implementation Plan.~~

Conference and Events Facility: means non-retail activities catering for conferences, functions, meetings, education forums and including events such as trade and cultural shows, and exhibitions and does not include visitor accommodation.

~~**Development Block:** means any separate numbered block of land within a Sub-Zone as defined on Estuary Estates Structure Plan Maps 4-17.~~

Entertainment: means land or buildings in which facilities are provided for at a charge to the public, or by private reservation, for entertainment purposes and may include premises licensed under the Sale of Liquor Act, theatres, cinemas, casinos, cabarets, clubs, amusement galleries.

~~**Green Network:** This comprises all the area identified as Green Network on Estuary Estates Structure Plan Maps 1 and 4-17 comprises:~~

- ~~– Road corridors and associated streetscape plantings;~~
- ~~– Areas of revegetation (as well as the existing native vegetation areas);~~
- ~~– Parkland/amenity areas;~~
- ~~– Stormwater management areas; and~~
- ~~– Pedestrian and cycleways.~~

Gross Floor Area: means the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings or, in the absence of walls, from the exterior edge of the floor. In particular, gross floor area includes:

- Voids except as otherwise provided, where vertical distance between storey levels exceeds 6.0m, the gross floor area of the building or part of the building affected shall be taken as the volume of that airspace in cubic metres divided by 3.6;
- Basement space except as specifically excluded by this definition;
- Elevator shafts, stairwells and lobbies at each floor unless specifically excluded by this definition;
- Breezeways;
- Interior roof space providing headroom of 2m or more whether or not a floor has been laid;
- Floor spaces in interior balconies and mezzanines;
- Floor space in terraces (open or roofed), external balconies, porches if more than 50% of the perimeter of these spaces is enclosed, except that a parapet not higher than 1.2m or a railing not less than 50% open and not higher than 1.4m shall not constitute an enclosure; and
- All other floor space not specifically excluded.

The gross floor area of a building shall not include:

- Uncovered steps;
- Interior roof space having less than 2m headroom provided that this area shall not be used for any other purpose than for building services such as electrical ducting but does not include ablutions;
- Floor space in terraces (open or roofed), external balconies or porches where not more than 50% of the perimeter of these spaces is enclosed and provided that a parapet not higher than 1.2m or a railing not less than 50% open and not higher than 1.4m, shall not constitute an enclosure;
- Pedestrian circulation space;
- Basement space for stairs, escalators and elevators essential to the operation of a through-site link, or servicing a floor primarily for car parking and/or loading;
- Required off-street car parking and/or loading spaces;
- Car parking in basement space or underground parking areas (including manoeuvring areas, access aisles and access ramps);
- Service station canopies;
- Non-habitable floor space in rooftop structures; and
- Any entrance foyer / lobby or part of it including the void forming an integral part of it (being a primary means of access to a building), which is open to the public, is accessed directly from a public place and has an overhead clearance of not less than 6.0m.

Homestay Accommodation: means a resident person, family or other household within their own dwelling provides accommodation (which may include meals) for reward or payment for not more than five persons. Homestay accommodation is not self-contained and does not include a kitchen sink, dishwashing or laundry facilities.

Impermeable Surface: means any surface that does not allow the transfer of surface water to the soil, including buildings, paved areas and unsealed surfaces compacted by regular vehicle use.

Integrated Residential Development: Residential development on sites more than 1000m² where elements of the development such as building design, open space, landscaping, vehicle access, roads and subdivision are designed to form an integrated whole. The height in relation to boundary and yards development controls do not apply to internal site boundaries within the integrated residential development. The maximum density land use controls do not apply to integrated residential development.

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Local Service Activity: means business activities providing for servicing, light manufacturing, warehousing, depots and construction and home improvements supply and services.

~~**Net Sub-Zone Area:** means the total area of a Sub-Zone or Precinct minus the area of any entrance strip or road. For the purpose of calculating coverage, net site area shall be assessed on an individual site basis.~~

Recreational Facilities: means any public or private land or building which is used wholly or partly for the purpose of active and passive sports and recreation activities, such as health centres, gyms, swimming pools, and stadiums.

~~**Stacked Parking:** means parking which occurs when access to a parking space is achieved through another park.~~

~~**Structure Planting:** means the planting of large native trees (Plastic Bag size 95 (PB95)) at the time of planting) coupled with the provision of understory indigenous plantings to enhance the amenity of the Green Network and to extend the ecological linkages across the site, as identified on Estuary Estates Map 20—Staging and Infrastructure Implementation Plan.~~

Visitor Centre: means premises providing information, travel and hire services catering for visitors and tourists.

APPENDIX 16.1: ESTUARY ESTATES DESIGN AND ENVIRONMENTAL GUIDELINES

These guidelines are to be referenced as assessment criteria for Resource Consent applications as required by Estuary Estates Plan provisions. The Mangawhai Design Guidelines at Appendix 25A of the District Plan also required to be assessed, are incorporated into and form a part of Appendix 16.1 for assessment purposes.

16.14 New Zealand Urban Design Protocol

~~The design principles and vision for the Estuary Estates Structure Plan area are consistent with the direction of the New Zealand Urban Design Protocol and in particular with the seven essential design qualities recognised as creating quality urban design. The seven essential design qualities are Context, Character, Choice, Connections, Creativity, Custodianship and Collaboration.~~

~~Considering Context, Character and Choice, the Estuary Estates Structure Plan area design principles build on the value of the Green Network and public space landscape context and character and innovative building design to optimise the relationships between the various residential styles, streetscape hierarchy and coastal village environment. The mix of living options and green space treatments provides the opportunity for a varied choice of lifestyle and enhances urban character while enhancing natural features of the site and protecting native vegetation and other ecological elements.~~

~~Varied building styles, village green and community facilities provide opportunities for Creativity and associated with walkway and cycling linkages radiating through the residential open space to the Green Network areas provide essential Connections.~~

~~The design of the Estuary Estates Structure Plan area and its various Sub-Zones are integrated through an extensive Green Network. The Network draws the ecological setting of the landscape into the public open space areas through spatial arrangement, planted linkages and wetland enhancement. All of these features promote positive attitudes of residents towards ecological based residential environments and foster positive Custodianship values.~~

16.15 General Guidelines for All Sub-Zones

16.15.1 Green Network

~~All subdivision and development should secure the following outcomes:~~

- ~~• Implementation of the Green Network including landscaping proposals at the time of developing each development block, Sub-Zone or precinct as shown on Maps 1, 4-17, and figures 1—4 herein.~~
- ~~• Integration of the Green Network and built environment to achieve the sustainable development of the area. In particular the integration of low impact stormwater design with urban design based development approaches that seek to provide more liveable communities and enhanced environments for future residents.~~
- ~~• On-going management and maintenance of the Green Network.~~
- ~~• Creation of a safe and user friendly pedestrian and bicycle / bridle network that is integrated throughout the Green Network and connects to the wider Mangawhai Area.~~
- ~~• Maximising pedestrian and cyclist safety and connectivity through the use of appropriate materials including change of surfaces to define routes/pathways, visibility of linkages.~~
- ~~• Use of large scale tree species coupled with the provision of understorey plantings to reinforce the overall framework of the Parkland and Amenity areas defined on Maps 4-17.~~
- ~~• Encourage natural surveillance of the Green Network from surrounding activities and buildings.~~
- ~~• Encourage a sense of community ownership of the Green Network so it is well used and maintained.~~
- ~~• Provide for casual public recreational activities and relaxation places within Parkland and Amenity areas.~~
- ~~• Use of non-indigenous and fruiting tree species throughout Sub-Zones 3, 4 and 5.~~
- ~~• Developing the Green Network as an integral part of stormwater management using low impact devices such as grass swales, rain gardens, detention/retention ponds, silt fences, sediment ponds for run-off and by using bridges for wetland and stream crossings.~~
- ~~• Roads and drainage networks should generally be lower than the surrounding land to act as safe overland flow paths.~~
- ~~• Natural watercourses shall be planted with appropriate species to ensure that erosion is minimised and open bodies of running water are shaded.~~

- ~~• Vegetating any steep and/or eroding slopes, natural and constructed watercourses and water bodies with appropriate plant species.~~
- ~~• Ensure open stormwater management systems provide for the through passage of native aquatic species.~~
- ~~• Natural drainage patterns should be recognised and adapted and/or enhanced using revegetation and weed control methods.~~
- ~~• Areas of impermeable surface should be minimised and mitigation methods implemented where necessary.~~
- Managing weeds through the use of non-toxic methods.

16.15.2 Road network and streetscape

~~Figures 2 and 20—28 The Structure Plan Maps illustrate the desired road and streetscape outcomes arising from implementation of the Rules and are to be considered where any development requires assessment for Resource Consent purposes. Roads shown on the Structure Plan Maps are those that are required, however it is anticipated that additional roads will also be constructed.~~

All subdivision and development (which seeks to create any new road) should secure the following outcomes:

- Achieve a roading network (as shown on Estuary Estates Structure Plan Map 3, 4-17, and Figures 2, 20—28 herein) that is identifiable through the use of hard and soft landscape elements such as different surfaces for pedestrian crossings, that is well-connected, visually interesting and which promotes active transport (walking and cycling).
- Provision within the road reserves for footpaths, cycle ways, underground services, lighting, parking, trees, landscaping, street furniture and signage.
- ~~• Minimise earthworks by responding to natural landform in the design and implementation of developments.~~
- Ensure the scale and type of street tree planting, under planting, carriage alignments, footpaths, cycle ways, underground services, lighting, parking, street furniture and signage reflect the road hierarchy and provide the landscape structure as defined by Maps 4-17.
- Maximise pedestrian and cyclist safety and connectivity through the use of appropriate materials to define routes/pathways, visibility of linkages and using clear signage.
- Use mountable kerbs, swales, rain gardens, grass berms and sand filters to capture and filter stormwater.
- ~~• Large scale street trees should be planted at distances that ensure shade for the majority of the road and parking surfaces during summer months.~~
- Street lighting should safely illuminate pedestrian and cycle paths and roads and access ways without adversely affecting residential uses.
- Provide on-road and short term parking within the road network without impeding traffic or pedestrian movements.
- Align roads to front the green network or other public open spaces where practicable.
- Street blocks in the sub zones 3A and 3B should not exceed a length of 250m or a perimeter of 650m.
- Other than for the collector road and the ring road, streets should be designed with traffic calming measures that result in 30km/h maximum vehicle speeds.
- Roads and blocks should be laid out so as to relate to the underlying landform, and minimise the need for tall retaining structures.

16.15.3 Building Design

All subdivision and development should secure the following outcomes:

- ~~• Create well defined public spaces that are intimate and responsive to human scale through the appropriate arrangement and massing of built form and structural planting.~~
- ~~• Buildings should generally be located to collectively and individually define and overlook public space, pedestrian linkages and access roads.~~
- ~~• All buildings must avoid visually dominating neighbouring buildings.~~

- ~~• Ground floors and building entrances should link visually with public open space, public walkways roads, and access lanes to maximise the active and visual links to open space and optimise indoor-/ outdoor connection.~~
 - ~~• Ground floor residential use areas fronting public open space should provide an appropriately designed physical filter or buffer for living spaces comprising built elements, plantings and/or setbacks.~~
 - ~~• Building design should secure the beneficial sheltering of public open space from prevailing winds while ensuring that midday winter sun penetrates the open space and living areas.~~
 - ~~• The design of buildings should respond to the underlying natural landform.~~
 - ~~• Buildings fronting public space should include smaller elements and be articulated to create a finer grain of development, reduce scale, enhance detail and provide visual interest.~~
 - ~~• Utilise predominantly natural materials that may include natural timber, concrete and stone.~~
 - ~~• In residential areas garages should be set back enough from the street to protect the primary pedestrian access of any building and/or lot.~~
 - ~~• The public and private spaces associated with each building should be clearly distinguishable.~~
 - ~~• Windows should look directly onto the street, open spaces and other public areas wherever possible.~~
 - ~~• The area of glazed openings onto public open space areas at ground level should be maximised, while avoiding undivided panels of glass by incorporating frames and glazing bars.~~
 - ~~• Buildings should be constructed of materials that are not highly reflective.~~
 - ~~• External lighting should enhance public safety within any development without creating adverse effects on surrounding sites.~~
 - ~~• Buildings should be designed to minimise energy consumption and be located and orientated to take account of solar access and other elements such as shelter from the prevailing winds.~~
 - ~~• Conserve and reuse water by utilising accepted water conserving devices for potable water, reuse of water for toilets and landscape irrigation.~~
 - ~~• Buildings materials and finishes should be chosen with consideration to embodied energy, location of supply, life cycle assessment, toxicity and effects on indoor air quality.~~
 - ~~• Building style, form, design and detailing shall be appropriate for the local climatic conditions and should promote energy efficiency by utilising design and construction techniques such as appropriate solar orientation and spatial design.~~
 - ~~• All buildings should avoid unnecessarily restricting the access of daylight to neighbouring buildings.~~
- ~~Rubbish and recycling facilities should be located and managed to avoid detracting from the streetscape qualities and amenity of the business Sub-Zone.~~

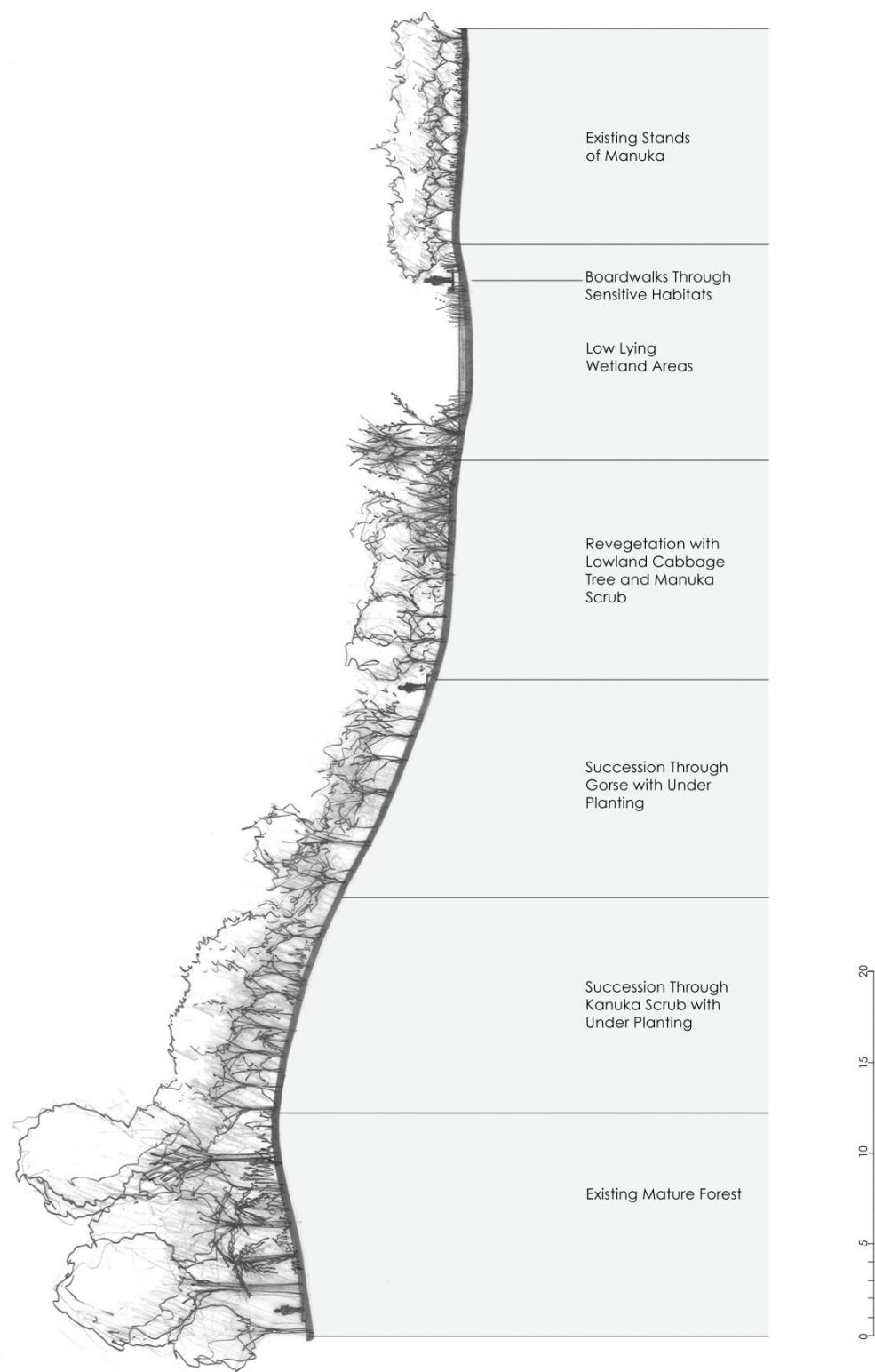
16.15.2.1 Residential Lot Layout

- As many lots as possible should front onto and be accessed directly from a legal road or from a privately owned rear lane which is used for access only, while lots still front public roads.
- Rear lots should be avoided unless there are topographical or natural feature constraints that justify the rear lot(s).
- In any event rear lots should not exceed 5% of the total number of lots delivers in the zone
- Blocks and lots should be designed to enable dwellings with good solar access, privacy and opportunities for buildings to overlook the street.
- Lots should, where practicable, be based on simple rectilinear shapes, preferably rectangles with the narrow-side fronting a street.
- North-facing lots should in general be wider than south, east or west-facing lots so as to allow garages, outdoor spaces and dwellings to sit side-by-side.
- Planting of associated riparian margins and other natural features (within the subdivision site) shall be integrated with the subdivision. Application should include mechanisms for ongoing ownership and maintenance of open space areas (i.e. vesting or private ownership structures).

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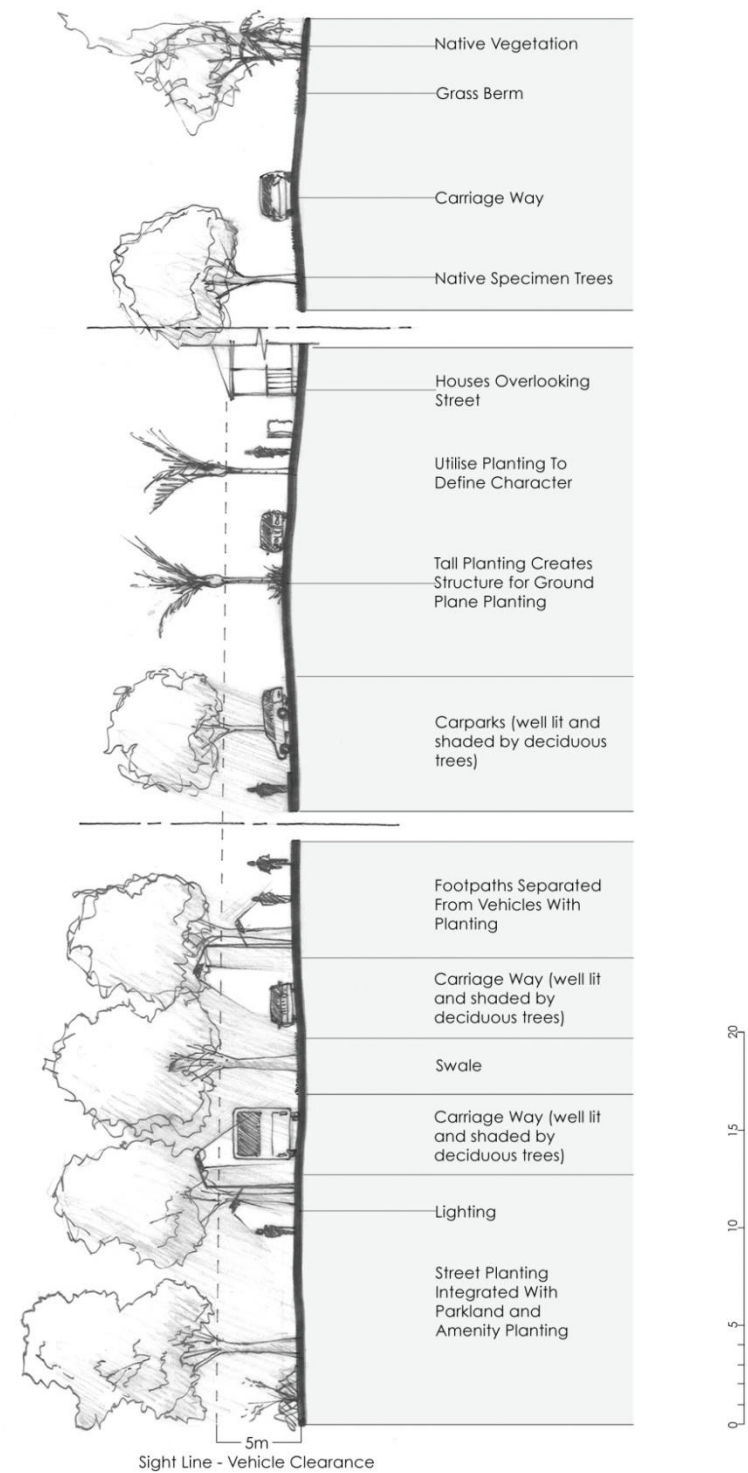
~~Figure 1. Typical cross-section of Terrestrial Habitat demonstrating the different planting structure, composition and successional states within the Green Network.~~

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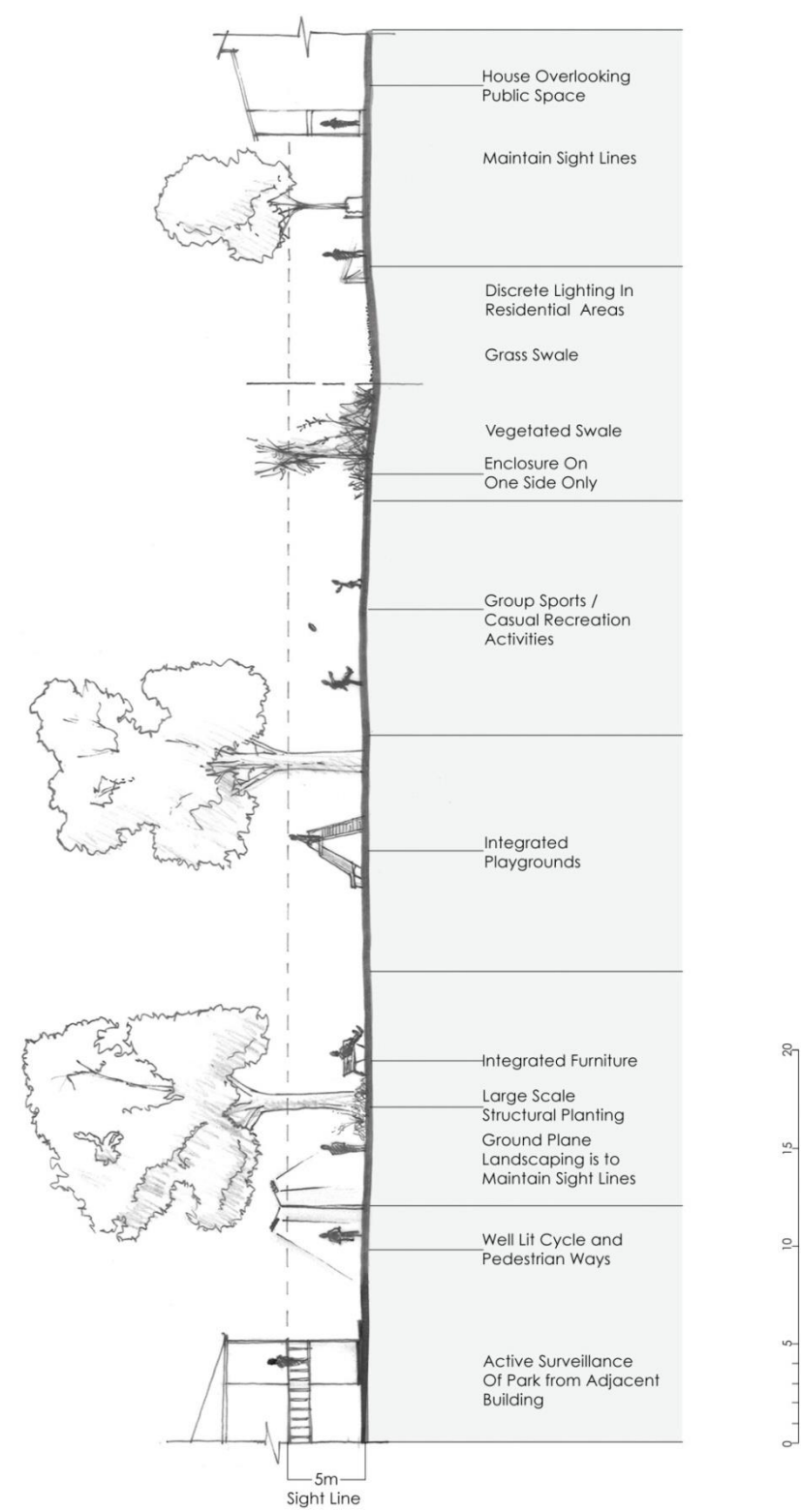
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~~Figure 2. Typical Cross-sections of the Road Network demonstrating relationships of plantings and various elements such as footpaths, lamp posts, stormwater devices, houses and fencing.~~

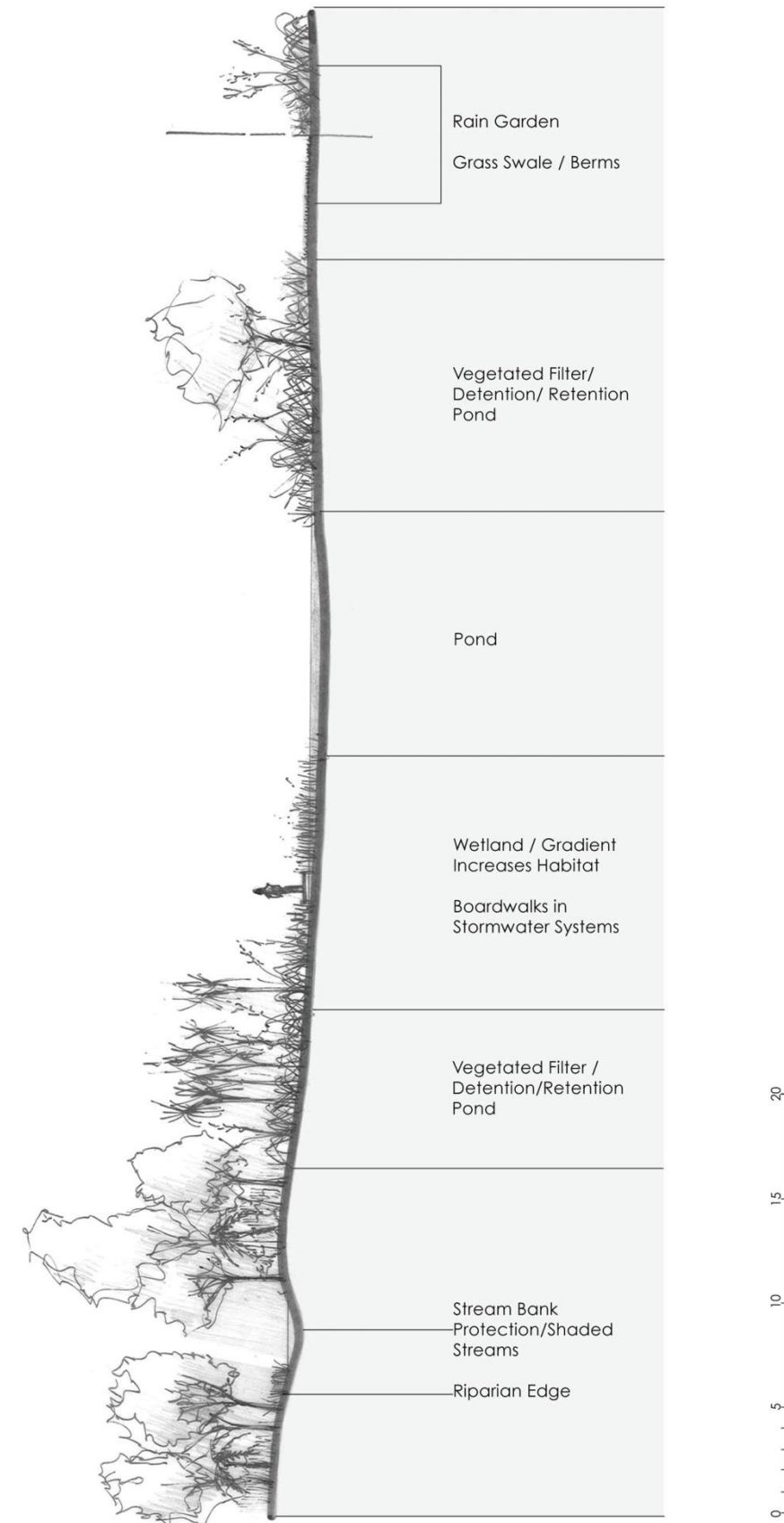


~~Figure 3. Typical cross-section of Parkland and Amenity area demonstrating relationships of plantings and various elements such as footpaths, lamp posts, stormwater devices, buildings, fencing, park benches and play equipment.~~

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~~Figure 4. Typical cross-section of Stormwater Management demonstrating the structure and composition of a range of stormwater devices.~~



16.16 Sub-Zone Specific Guidelines

16.16.1 Business Sub-Zone 1

All development in the Business Sub-Zone 1 should be designed, arranged and laid out to be ~~consistent with the Maps 1—4, figures 5—8 herein, and~~ in accordance with the following guidelines:

- ~~• The Green Network shown on Map 5 and 18 should be implemented at the time of initial development so that it becomes functional prior to other development within the Estuary Estates Area occurring.~~
- ~~• The stormwater management systems shown on Structure Plan Maps 3 and 18 should be implemented and landscaped at the time of initial development so that it becomes functional prior to other development within the Structure Plan Estuary Estates Area occurring.~~
- ~~• The planting structure within the Sub-Zone should establish strong visual and pedestrian linkages from Molesworth Drive frontage through to the Community Sub-Zone 2 and the 'parkland' areas abutting the estuary.~~
- Parking spaces should generally be located behind the mainstreet buildings with some onstreet parking along mainstreet within building structures, in the central spaces of each development precinct and/or underground. Parking, manoeuvring areas and access shall generally be located as indicatively shown on Map 4 and must be appropriately screened and lit. Parking areas and pedestrian access thereto shall be accessible to and from mainstreet to car parking area designed and constructed to be user friendly in all weather conditions.
- Development should create a focal point and gateway into the zone by defining and reinforcing a pedestrian-orientated main street as the heart of the community.
- Architecture should be based on a coastal and small-village vernacular promoting intimacy, geometric simplicity, and the use of pitched roofs (including mono pitched roofs).
- Buildings should create an active street frontage by abutting the footpath and should complement one another in terms of design, form and mass.
- Individual buildings should be physically and/or visually connected to each other through the use of pergolas, verandas, awnings, colonnades and/or landscape elements.
- Buildings should incorporate verandas, awnings, or other features which provide shelter for pedestrians.
- Continuity of active building frontages should be provided to promote public interaction between the street and the buildings.
- Active uses such as retail, restaurants, cafes and other eating places should be located to reinforce the streetscape amenity in the Business Sub-Zone.
- ~~• The scale, massing and height of buildings should be complementary to existing and nearby buildings, the topography of the site and any important views and vistas.~~
- ~~• Buildings should be of a 'human scale', and apparent bulk moderated by articulating the building form through design treatment of roofs, the inclusion of verandas and balconies and through window placement.~~
- Design variation and architectural detail should be used to keep areas of blank wall to a minimum and break up any likely perception of excessive bulk of building(s).
- ~~• The tallest building within each precinct should be located on the corners of the Precincts and provide vertical emphasis of corner elements to highlight intersections and the road network.~~
- The external glazing should not be mirrored, tinted or coloured except for isolated feature glazing.
- Areas set aside for service uses should be screened from public view through the use of planting and permeable screens.

~~Figure 5. Artist impression of road running parallel to Molesworth Drive, demonstrating the principles of active street frontages, continuous frontages broken into smaller elements, on street parking, and low impact stormwater devices.~~



~~Figure 6. Artist impression of the central street of the Business Sub-Zone demonstrating the principles of active street frontages, shaded paved areas, planting in scale with the built form, continuous frontages broken into smaller elements, and on street parking.~~

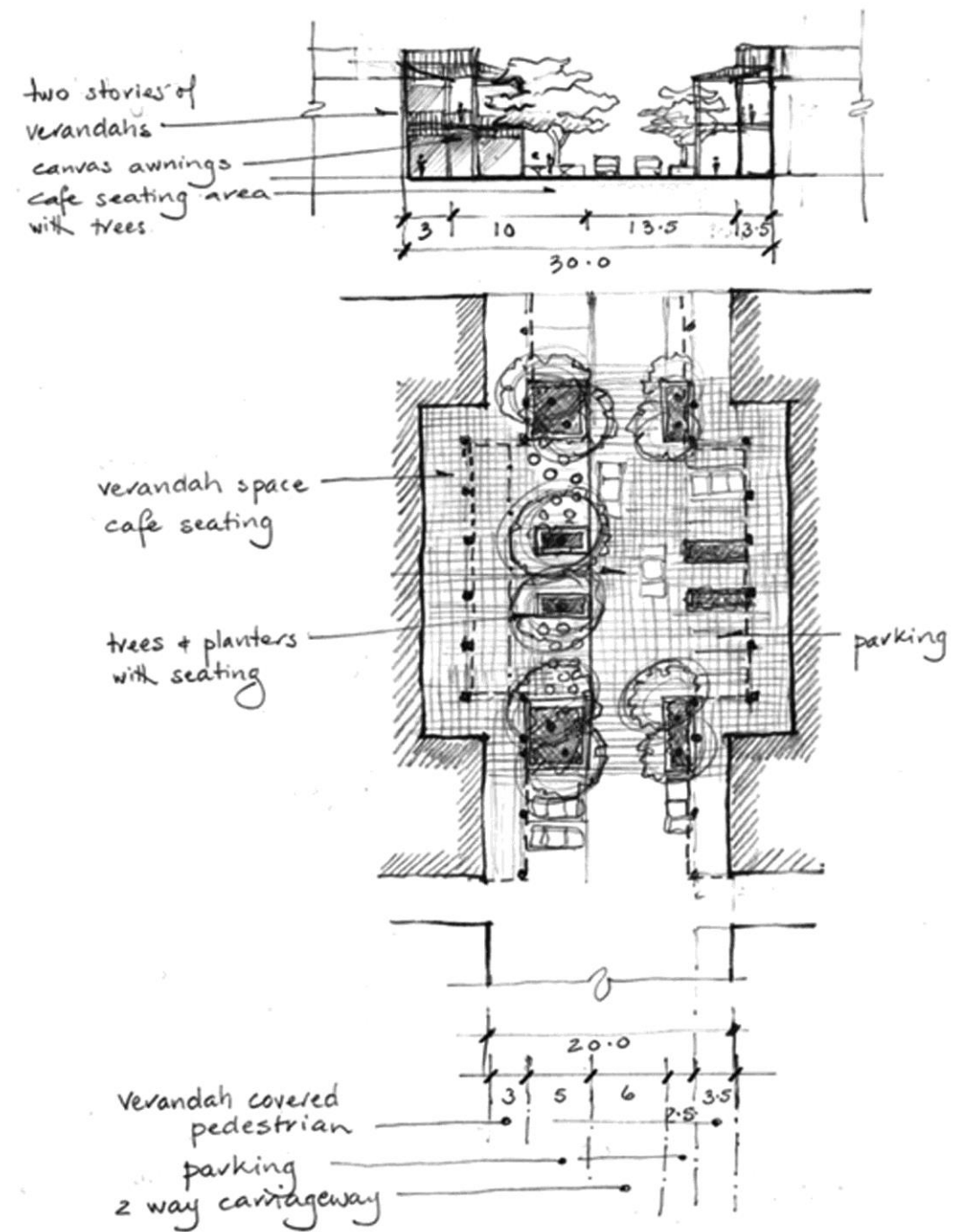


BUSINESS ZONE, COMMERCIAL LANE 1

Figure 7. Typical cross section of the Central Street of the Business Sub-Zone demonstrating the principles of active street frontages, shaded paving, planting in scale with built form, continuous frontages broken into smaller elements, and on-street parking.



Figure 8. Indicative Plan of Central Street in the Business Sub-Zone.



16.16.2 Community Sub-Zone 2

All development in the Community Sub-Zone 2 should be designed, arranged and laid out to be consistent with the Maps 1-3, 5 and 6, Figure 9 herein, and in accordance with the following guidelines:

- The Village Green shown on Map 5 should be set aside at the time of initial development of the Sub-Zone so that it becomes functionally available as early as possible.
- Large-scale tree species and ground plane landscaping should be utilised to define the Village Green and to integrate buildings within the Sub-Zone.
- Buildings should incorporate verandas, awnings, or other features which provide shelter for pedestrians.
- Parking spaces should be located either within building structures, abutting buildings or in communal parking areas for a development block. Parking areas should not be located between buildings and

~~the Village Green. All parking areas should be planted and landscaped to reduce visual impacts and to define and separate them from pedestrian connections.~~

- ~~Buildings should be located to define the relationship to the Village Green while recognising the need for clear accessibility from the street.~~
- ~~Buildings should be of a 'human scale', and apparent bulk moderated by articulating the building form through design treatment of roofs, the inclusion of verandas and balconies and through window placement.~~
- ~~Buildings should be modulated with bays and balconies to avoid uniformity of appearance.~~
- ~~Individual buildings should be physically and/or visually connected through landscape elements such as footpaths, shelter, lighting and planting.~~
- ~~The design and layout of the Village Green should be durable and adaptable to a range of uses such as picnicking, group sporting activities and relaxing.~~

Figure 9. Typical cross section of the Community Sub-Zone and Village Green.



16.16.3 Integrated Residential Development and Retirement Facilities- Residential Sub-Zone

All integrated residential development or retirement facilities in the Residential Sub-Zone 3 should be designed, arranged and laid out ~~to be consistent with the Maps 1-3, 6-7 and 8, figures 10-11 herein, and in general~~ accordance with the following guidelines:

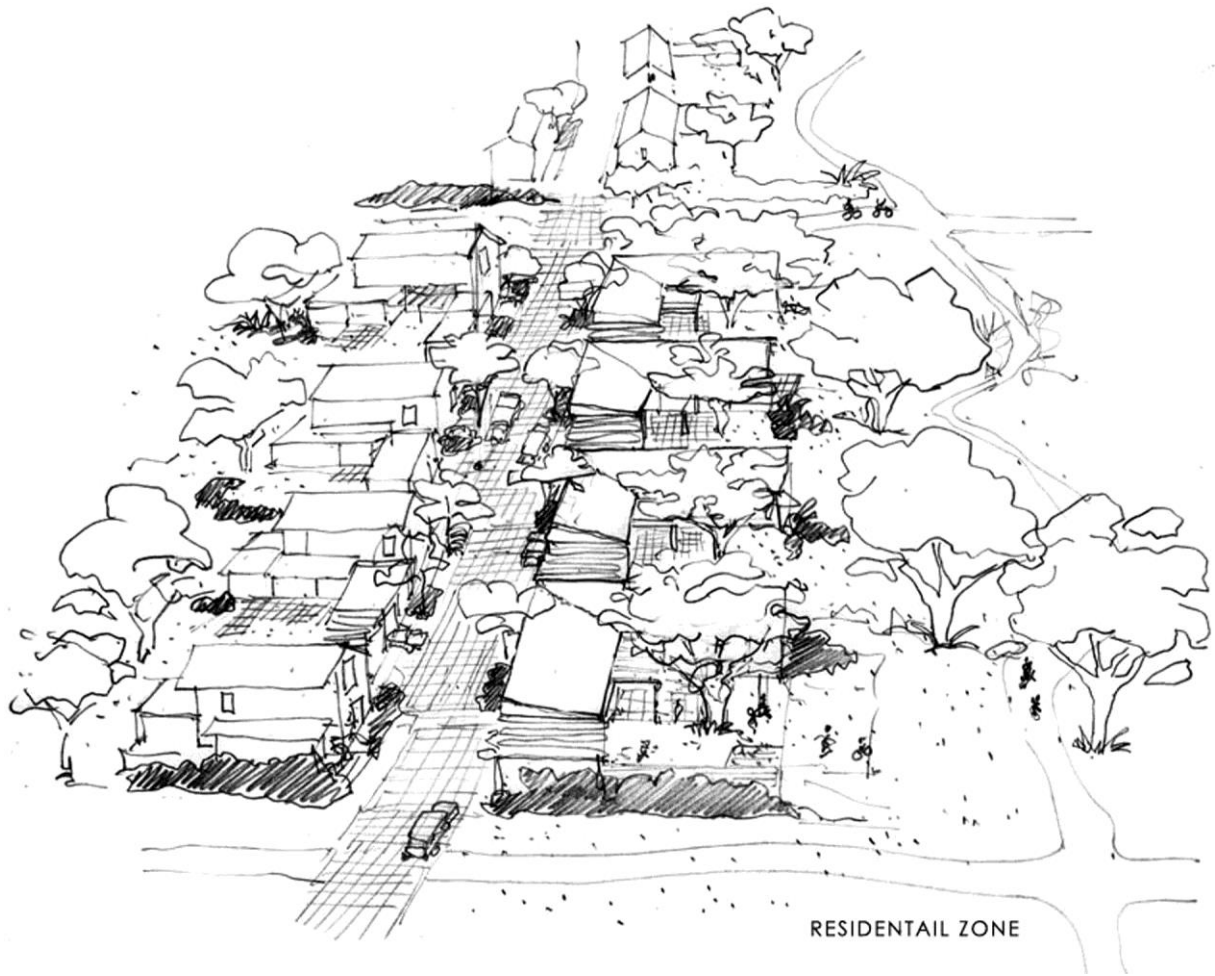
- ~~The Green Network shown on Structure Plan Estuary Estates Maps 6 and 7 and should be implemented at the time of initial development so that it becomes functionally available as early as possible.~~
- ~~The road network, public connections and amenity plantings must be developed in an integrated manner at each stage of development so that the overall connectivity outcomes for the Green Network are secured.~~
- ~~Structure planting and ground level landscaping should relate to the scale of the residential buildings and preserve day lighting and solar access.~~
- ~~The development should be sensitive to the existing and anticipated residential amenity values of the Sub-Zone.~~
- The majority of ~~u~~Units should be oriented, through the placement of doors, windows and balconies, so that they overlook the public street ~~or the Green Network, any adjoining public open space, and the cycle and walking trail shown on the Structure Plan.~~
- Where a common pedestrian entrance is provided to a building comprising a number of units, the entrance should be clearly visible and accessible from a public street.
- ~~Fences and boundary walls (or hedges) facing the public street or Green Network should not exceed 1.2m in height so as to enable people in the development to see out to the street/Green Network from ground floor habitable rooms.~~
- The development should achieve an integrated design theme through consistency of façade treatments, including articulation, window and door proportions, design feature materials and colours. The development should also create visual character and variety through variation in building form and materials, and modulating the built form.
- The main living areas and outdoor space of each unit shall be designed to achieve an acceptable level of privacy and good sunlight access. Preferably, outdoor living space is located behind the dwelling unit (except when the allotment and unit face north)
- ~~Private open space should be located designed and screened to maximise privacy from other units.~~
- ~~Fences abutting the road network and public space should be as permeable as possible without compromising the privacy of private spaces.~~

- Building bulk and massing achieves privacy and good sunlight access to adjoining integrated residential development and/or retirement facility dwellings
- A variety of house types and size should be created. These may include detached houses, apartment buildings, duplex houses, and terraced housing.
- Buildings ~~massing~~ should be modulated by techniques including with bays and balconies and variation in roof profiles to avoid uniformity of appearance. Particular attention should be given to minimising the impression of unrelieved building bulk for larger scale three or four storey buildings by these techniques, including by setting parts of the building back and the contribution of landscaping within the front yard.
- Buildings ~~massing~~ should be modulated by techniques including with bays, ~~and~~ balconies to avoid uniformity of appearance.
- Residential buildings should be located at the front of sites overlooking the street.
- ~~Buildings should have pitched roofs and be visually connected to each other through the use of consistent forms, materials and colours.~~
- Car parking and vehicle access areas should not dominate the street and the appearance of the development. Where an allotment frontage width is less than 9m, a rear access lane should be used
- Garages and parking for all residential units should be set further back from the street than the front of any residential building or alternatively, within or at the rear of residential units to maintain safe and easy pedestrian access into any residential unit. Parking should be sufficient (as required by the Plan provisions) to avoid householders vehicles needing to be parked on the street.
- ~~Car parking in the front of residential units is not generally considered an appropriate design solution in this Sub-Zone but may in some site specific cases work as long as it is not the dominant method of providing parking over and within any individual development block.~~
- ~~Outdoor areas for parking manoeuvring or vehicle access which serve two or more units should include hard and soft landscape features that mitigate their visual effect.~~
- ~~Parking and/or vehicle manoeuvring areas must not conflict with the outdoor living areas required by the Structure Plan Estuary Estates provisions.~~
- ~~Where there are multiple residential units in any proposal, parking can be provided through a combination of solutions including use of mutual rights of way for access (and manoeuvring) between buildings to rear site parking spaces (indoor or outdoor). Communal parking areas are seen as a suitable design solution for example where residential units are to be held on Unit Title and the parking areas can be allocated as accessory units. A combination of internal and external parking spaces may be an appropriate solution in some residential developments as a means of fostering a varied built environment.~~
- ~~Dwellings should be designed and constructed to ensure that residents have a high level of aural privacy and are not unduly affected by noise nuisance from surrounding activities.~~

Figure 10. Artist impression of Residential Housing with pedestrian connection through the Green Network.



~~Figure 11. Artist impression of Residential Housing demonstrating how buildings positioned at the front of the lots and overlooking the street define the residential streetscape and provide a generous backyard.~~



16.16.4 Parkside Residential Sub-Zone 4

All development in the Parkside Residential Sub-Zone 4 should be designed, arranged and laid out to be consistent with the Maps 1-3, 8 and 9, figures 12 – 15 herein, and in accordance with the following guidelines:

- ~~• The Green Network shown on Map 9 should be implemented at the time of initial development so that it becomes functionally available as early as possible.~~
- ~~• Structure planting and ground level landscaping should relate to the scale of the residential buildings and preserve day lighting and solar access.~~
- ~~• The location of buildings should ensure that large areas of 'Parkland' are created within the centre of any development block and allow for safe and convenient pedestrian movement and provide a high quality landscaped setting for the residents.~~
- ~~• Buildings should establish a strong visual and physical connection from the road network through to the parkland area in the centre of each development block.~~
- ~~• The development should be sensitive to the existing and anticipated residential amenity values of the Sub-Zone.~~
- ~~• The majority of units should be oriented so that they overlook the public street or the Green Network.~~
- ~~• Where a common pedestrian entrance is provided to a building comprising a number of units, the entrance should be clearly visible and accessible from a public street.~~
- ~~• Extensive continuous building forms should be avoided. The visual impact of lengthy building forms should be relieved by setting parts of the building back and by the careful planting of specimen trees.~~

- ~~• Fences and boundary walls facing the public street or Green Network should enable people in the development to see out to the street / Green Network from ground floor habitable rooms.~~
- ~~• The development should achieve an integrated design theme through consistency of façade treatments, including articulation, window and door proportions, design feature materials and colours. The development should also create visual character and variety through variation in building form and materials, and modulating the built form.~~
- ~~• The main living areas and outdoor space of each unit shall be designed to achieve an acceptable level of privacy and good sunlight access.~~
- ~~• Communal outdoor living areas should be landscaped in a manner that enhances the overall appearance of the development and encourages their use by residents. They should contribute significantly to the overall amenity of the development.~~
- ~~• The tallest buildings within each development block should be located on the corners of the blocks and provide for vertical emphasis of buildings to highlight the street intersections and openness of the Sub-Zone.~~
- ~~• Garages and/or parking should not be set in the front of any residential building. Generally parking should be within or under buildings or alternatively, to the rear of residential units (or contained by building bulk) and must enable safe and easy pedestrian access to and from any residential unit.~~
- ~~• Parking should be sufficient (as required by the Plan provisions) to avoid householders vehicles needing to be parked on the street. Parking and/or vehicle manoeuvring areas must not conflict with the outdoor living areas required by the Estuary Estates Structure Plan provisions.~~
- ~~• Where there are multiple residential units in any proposal, parking can be provided through a combination of solutions including use of mutual rights of way for access (and manoeuvring) between buildings to rear or central site parking spaces (indoor, outdoor or underground).~~
- ~~• Communal parking areas are seen as a suitable design solution for example where residential units are to be held on Unit Title and the parking areas can be allocated as accessory units. A combination of internal and external parking spaces may be an appropriate solution in some residential developments as a means of fostering a varied built environment.~~
- ~~• Parking spaces should be located either within building structures, in the central spaces of each development precinct and/or when required distributed evenly within the road network.~~
- ~~• Buildings should be modulated with bays, balconies and roofline and pitch to avoid uniformity of appearance.~~
- ~~• Buildings should be visually connected through the use of consistent forms, materials and colours.~~
- ~~• Fences, walls and boundary hedging should define residential sites from the public domain without creating repetition or a sense of unnecessary enclosure.~~
- ~~• Fences abutting the road network and public space should be as permeable as possible without compromising the privacy of private spaces.~~
- ~~• Buildings can be connected by minor formal elements such as covered walkways and pedestrian links.~~
- ~~• Buildings should be set back from the edge of the road reserve with large-scale tree species providing separation from road frontage.~~

~~Figure 12. Artist impression of terrace housing in Parkside Residential demonstrating principles of casual surveillance over the street and modulation of building frontages.~~



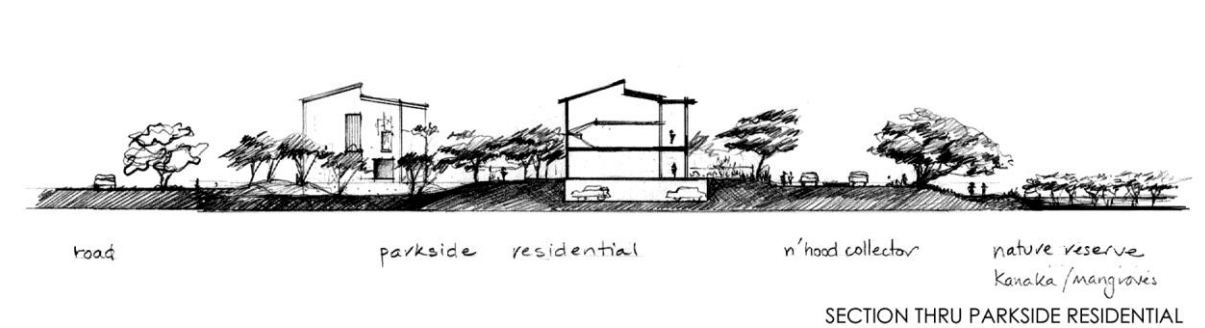
~~Figure 13. Artist impression of central parkland area with large specimen trees, pedestrian network and shared recreation facilities.~~



~~Figure 14. Artist impression — Birds eye view of northern Parkside Residential Sub-Zone demonstrating a range of housing types and a large central parkland area — Estuary Estates Structure Plan, Map 8.~~



~~Figure 15. Typical cross section of the Park Side Residential with parking incorporated into the buildings with below-grade parking.~~



16.16.5 Rural Cluster Sub-Zone 5

All development in the Rural Cluster Sub-Zone 5 should be designed, arranged and laid out to be consistent with the Maps 1—3, 11-12 and, Figures 16—19 herein, and in accordance with the following guidelines:

- ~~The Green Network shown on Maps 10-13 should be implemented at the time of initial development so that it becomes functionally available as early as possible.~~
- ~~All buildings should be located generally as shown on the Maps 11-12.~~
- ~~The development should be sensitive to the existing and anticipated residential amenity values of the Sub-Zone.~~
- ~~Where a common pedestrian entrance is provided to a building comprising a number of units, the entrance should be clearly visible and accessible from a public street.~~
- ~~Car parking and vehicle access areas should not dominate the appearance of the street and development.~~
- ~~Extensive continuous building forms should be avoided. The visual impact of lengthy building forms should be relieved by setting parts of the building back and by the careful planting of specimen trees.~~
- ~~The development should achieve an integrated design theme through consistency of façade treatments, including articulation, window and door proportions, design feature materials and colours. The development should also create visual character and variety through variation in building form and materials, and modulating the built form.~~
- ~~The main living areas and outdoor space of each unit shall be designed to achieve an acceptable level of privacy and good sunlight access.~~
- ~~Private open space should be located designed and screened to maximise privacy from other units.~~
- ~~Native vegetation should be used as the prime plantings within the Road Network.~~
- ~~A variety of house types and sizes should be created. These may include stand-alone, courtyard, duplex and terrace houses.~~
- ~~Buildings should be modulated with bays and balconies to avoid uniformity of appearance.~~
- ~~Buildings should be visually connected through the use of consistent forms, materials and colours.~~
- ~~Outdoor living areas should provide quality landscaped spaces with adequate privacy and sunlight.~~
- ~~Garages and/or parking space should not be located in the front of any residential buildings. Generally parking should be within or where feasible, under buildings and/or alternatively, to the rear of residential units to maintain safe and easy pedestrian access into any residential unit.~~
- ~~Parking should be sufficient (as required by the Plan provisions) to avoid householders vehicles needing to be parked on the street. Parking and/or vehicle manoeuvring areas must not conflict with the outdoor living areas required by the Estuary Estates Structure Plan provisions.~~
- ~~Where there are multiple residential units in any proposal, parking can be provided through a combination of solutions including use of mutual rights of way for access (and manoeuvring) between buildings to rear or central site parking spaces (indoor, outdoor or underground).~~
- ~~Communal parking areas are seen as a suitable design solution for example where residential units are to be held on Unit Title and the parking areas can be allocated as accessory units. A combination of internal and external parking spaces may be an appropriate solution in some residential developments as a means of fostering a varied built environment.~~
- ~~Recessive, generally darker colours and low reflectivity finishes should be utilised.~~
- ~~Access and car parking should generally be to the rear of buildings. Parking should generally be screened to views from roads, public walkways and private outdoor living areas.~~
- ~~Houses may typically present rear walls to local vehicle access lanes~~
- ~~Clusters of buildings in the development of Map 9 (Area A) may abut the lake edge with outdoor space oriented to the lake.~~

Figure 16. Artist impression of clustered courtyard housing with rear access lane.



Figure 17. Artist impression — Birds-eye view of clustered courtyard housing —Estuary Estates Structure Plan Map 9 (Area A).



~~Figure 18. Artist impression – Birds-eye view of clustered housing adjacent to stormwater management area – Estuary Estates Structure Plan Map 9 (Area A).~~



~~Figure 19. Artist impression of clustered housing viewed from the stormwater management area – Estuary Estates Structure Plan Map 9 (Area A).~~



16.16.6 Rural Residential Sub-Zone 6

~~All development in the Rural Residential Sub-Zone 6 should be designed, arranged and laid out to be consistent with the Maps 1 – 3, 13-15 and in accordance with the following guidelines:~~

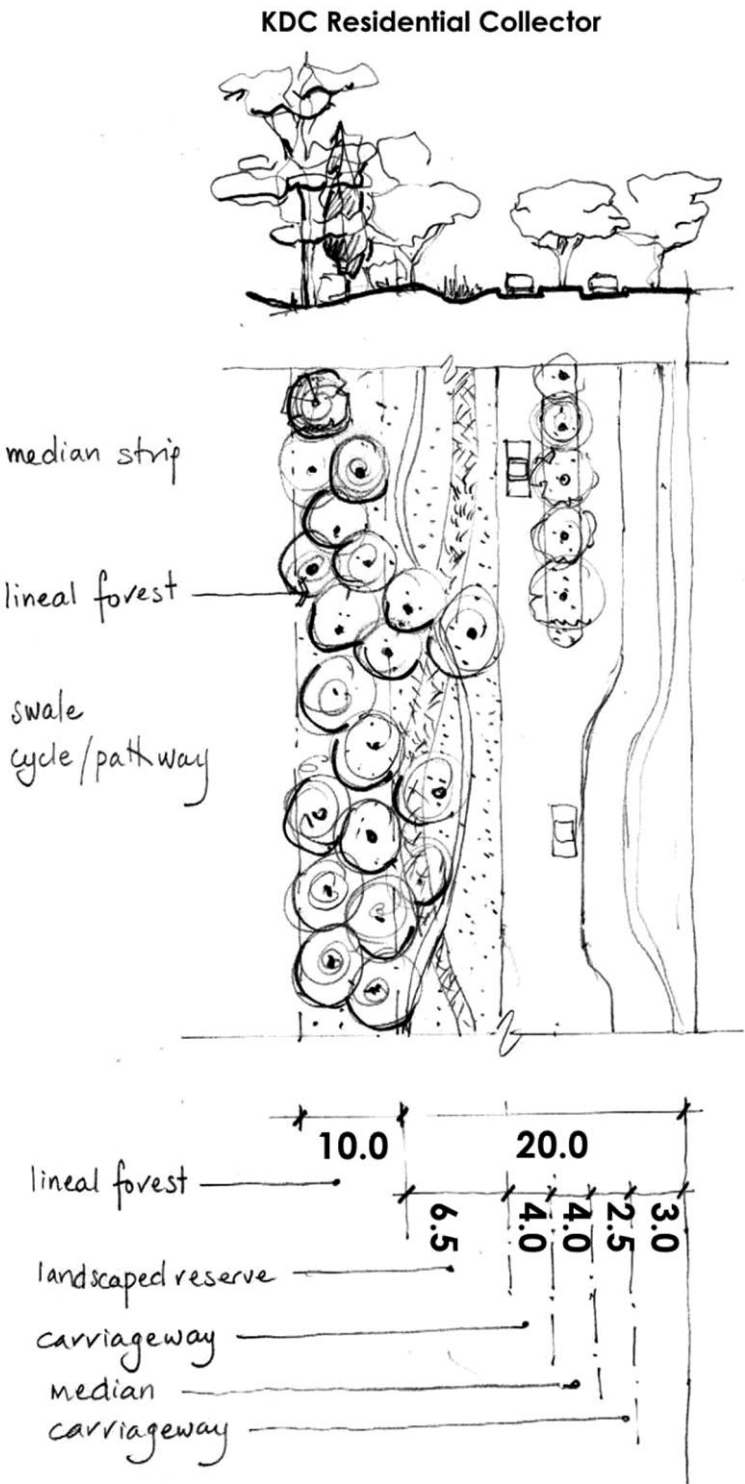
- ~~• The Green Network shown on Maps 13-15 should be implemented at the time of initial development so that it becomes functionally available as early as possible.~~
- ~~• Native revegetation planting should be used alongside road access, driveways and walkways.~~
- ~~• All buildings should be located within the Indicative Building Areas shown on the Maps 13-15.~~
- ~~• Recessive, generally dark colours and low reflectivity finishes should be utilised. Building forms should reflect a rural rather than urban idiom.~~
- ~~• Parking areas and access thereto should be constructed and planted so that they do not visually dominate any site.~~
- ~~• Buildings should be sited so that they reflect underlying landform and integrate into the landscape. Accessory buildings should be located to achieve a cohesive building bulk on any site.~~
- ~~• Access ways should be designed to follow contours where possible.~~

16.17.2 Buildings within the Coastal Environment Overlay

- ~~• Landscape enhancements, with a focus on coastal native vegetation, should be proposed with a landscape plan to soften the visual appearance of buildings adjoining the coastal marine area.~~
- ~~• Recessive, generally dark colours and low reflectivity finishes should be utilised for roofs and walls.~~

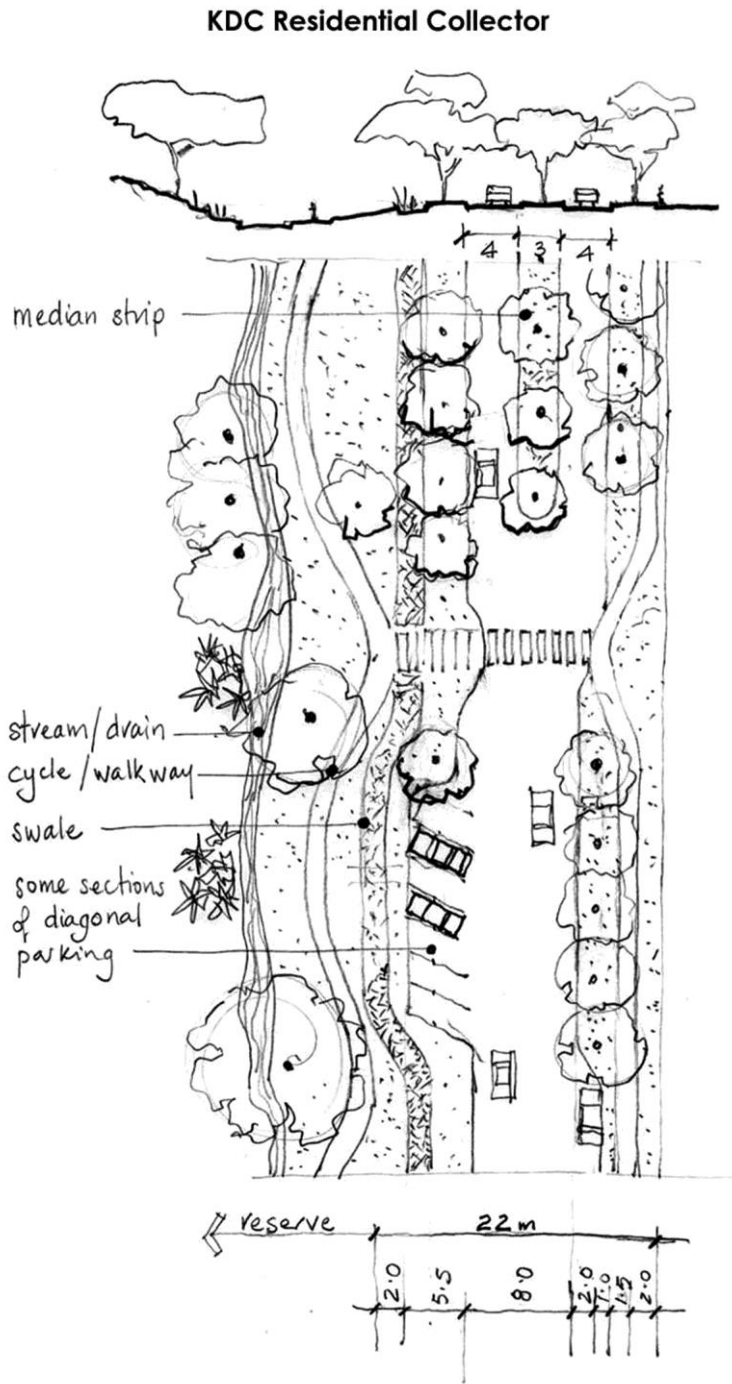
The following figures illustrate indicative outcomes for the roading network/streetscapes within the Estuary Estates Structure Plan Area and for any proposals should be considered in conjunction with the Design guidelines set out in the preceding text.

Figure 20. Road Type R1 Option A – Kaipara District Council Residential Collector



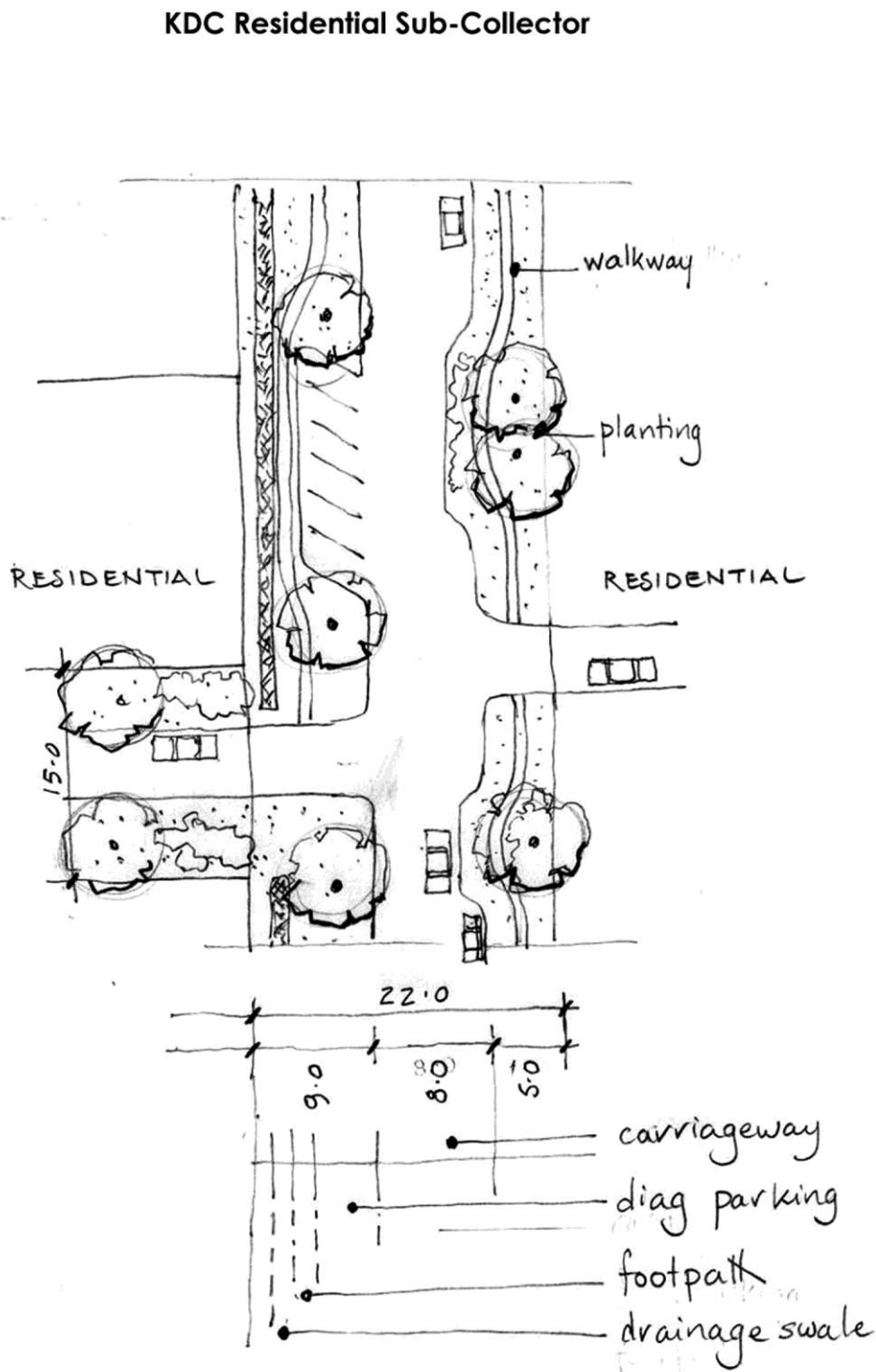
Estuary Estates TYPE R1 - Option A
Scale 1 : 5 0 0

Figure 21. Road Type R1 Option B – Kaipara District Council Residential Collector



Estuary Estates TYPE R1 - Option B
Scale 1 : 5 0 0

Figure 22. Road Type R2—Kaipara District Council Residential Sub-Collector



Estuary Estates TYPE R2
1 : 5 0 0

Figure 23. Road Type R3—Kaipara District Council Residential Sub-Collector

KDC Residential Sub-Collector

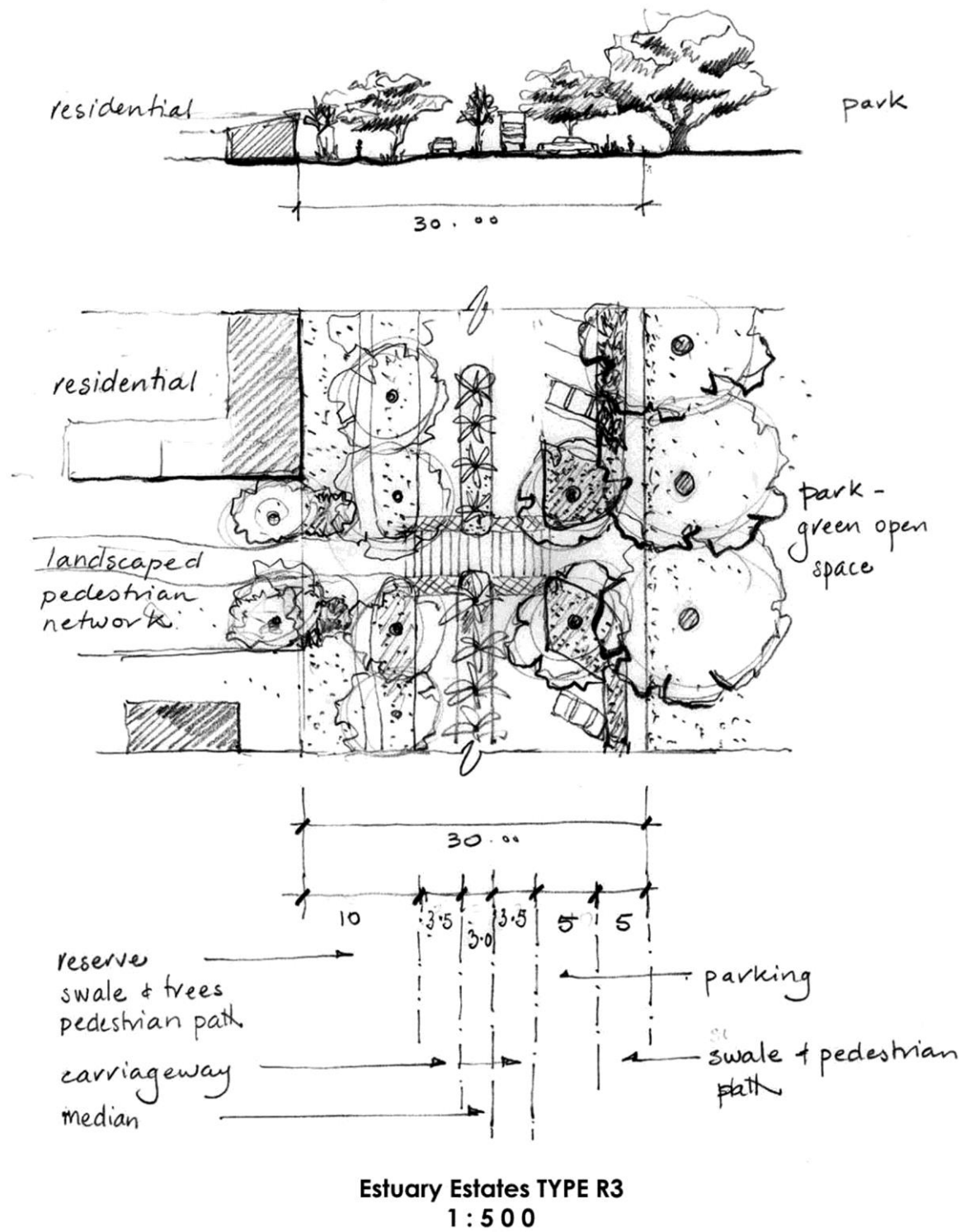


Figure 24. Road Type C1—Kaipara District Council Industrial Sub-Collector

KDC Industrial Sub-Collector

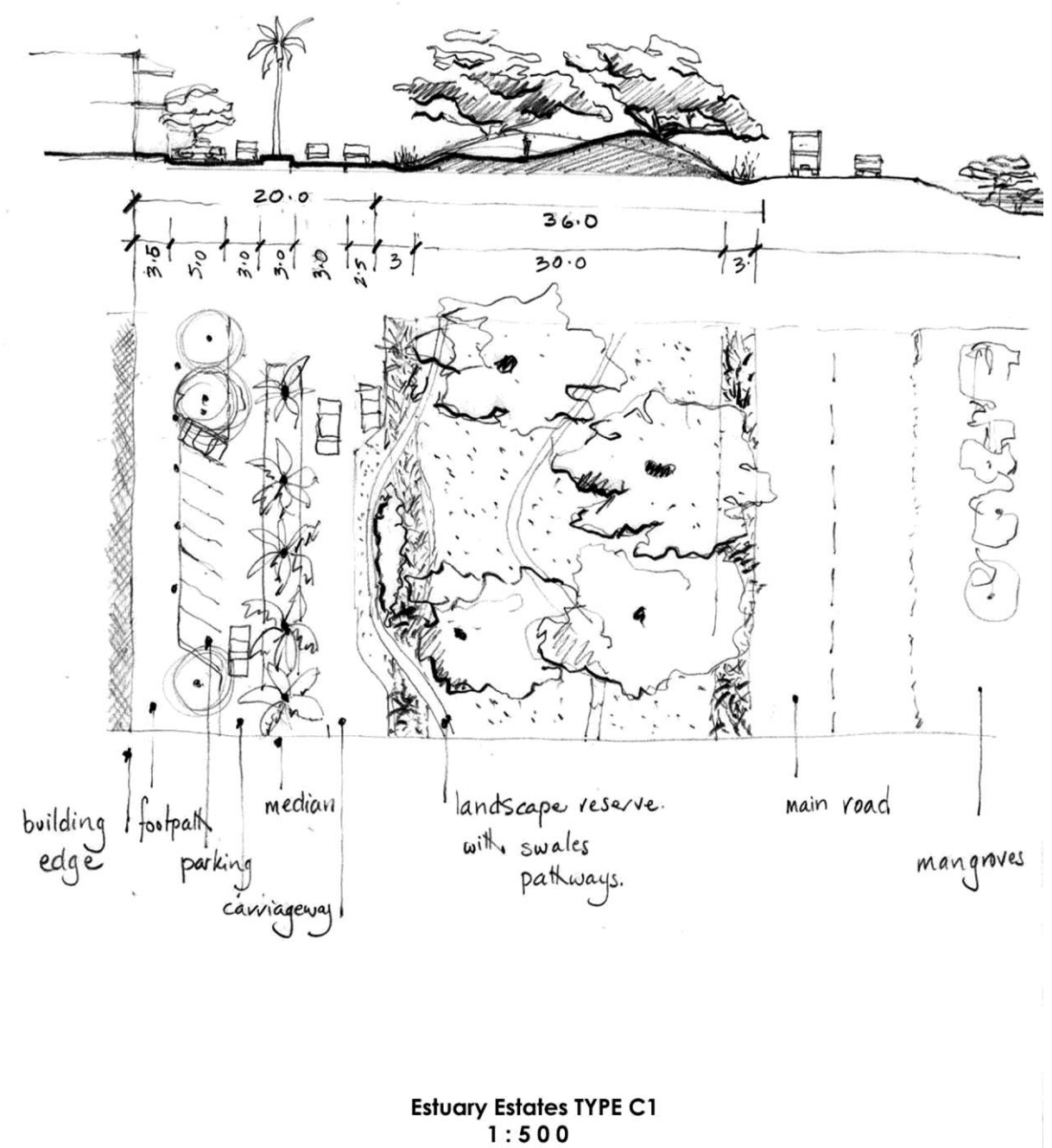


Figure 25. Road Type C2—Kaipara District Council Industrial Sub-Collector

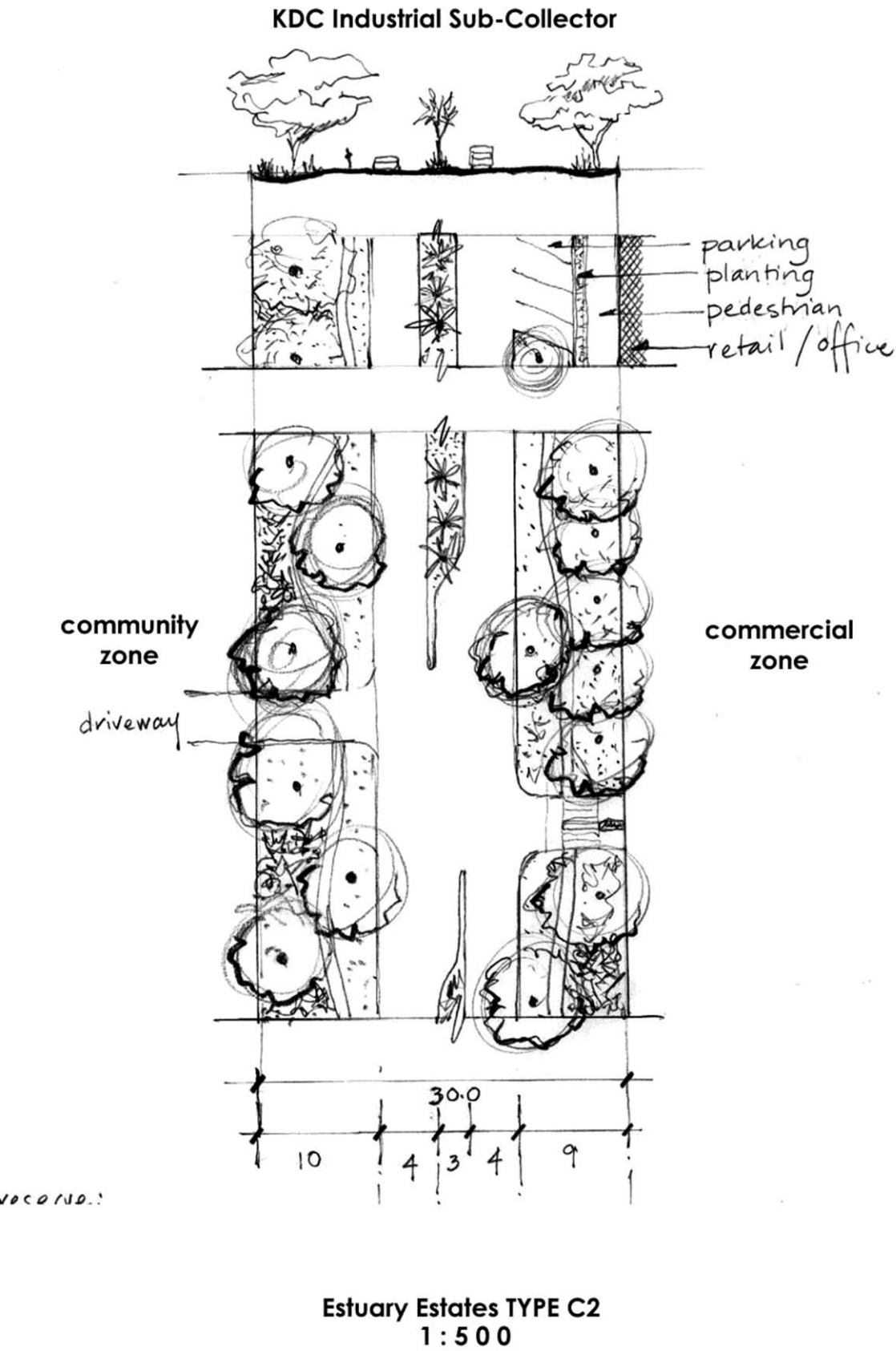
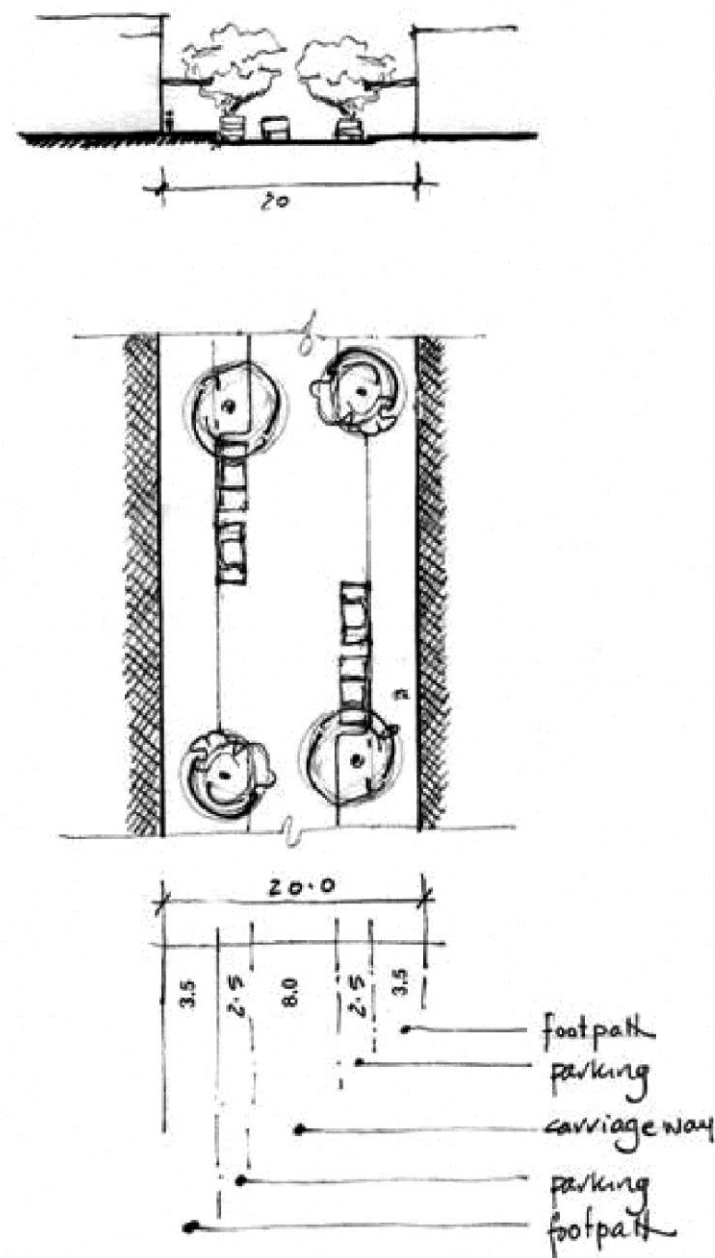


Figure 26. Road Type C3—Kaipara District Council Industrial Sub-Collector

KDC Industrial Sub-Collector

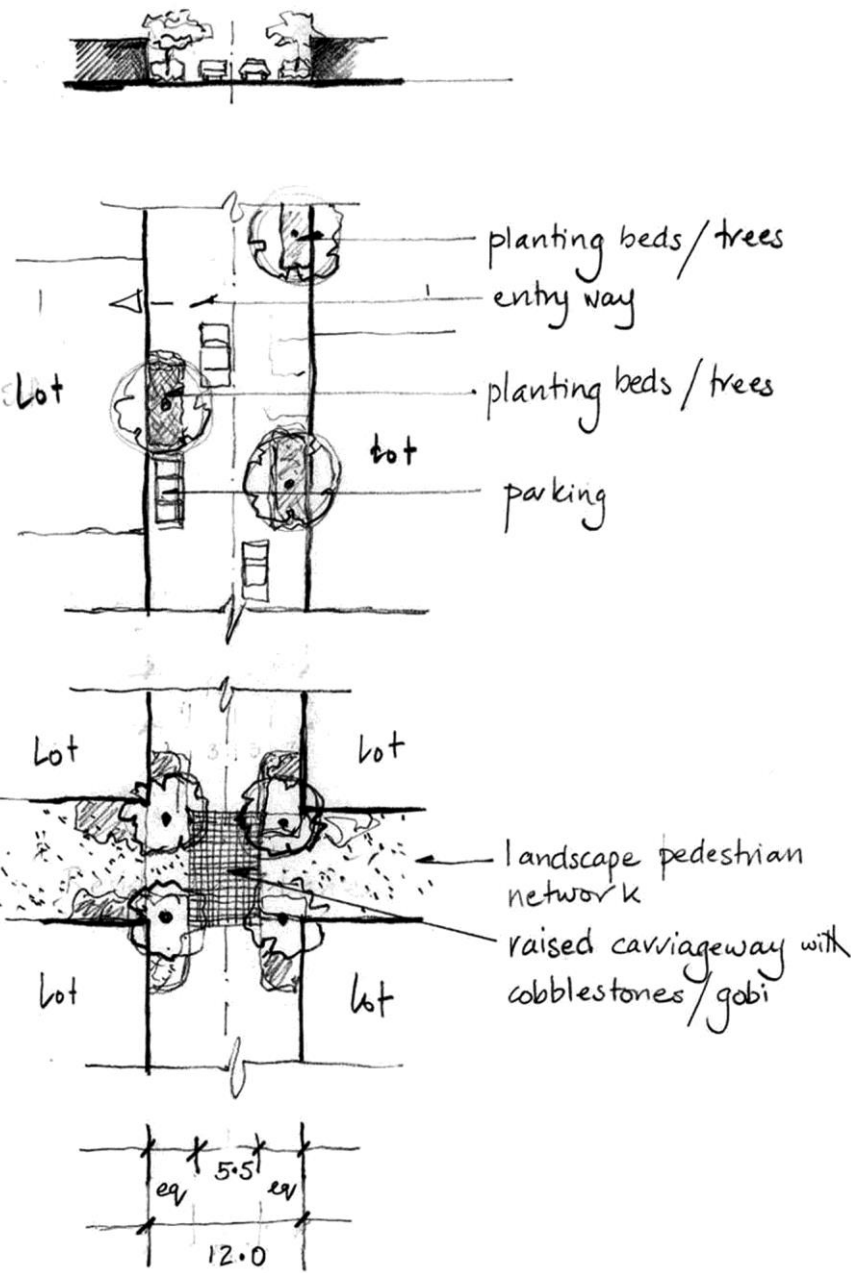


Estuary Estates: TYPE C3

Scale 1:500

Figure 27. Road Type R4—Kaipara District Council Local Street Minor Access

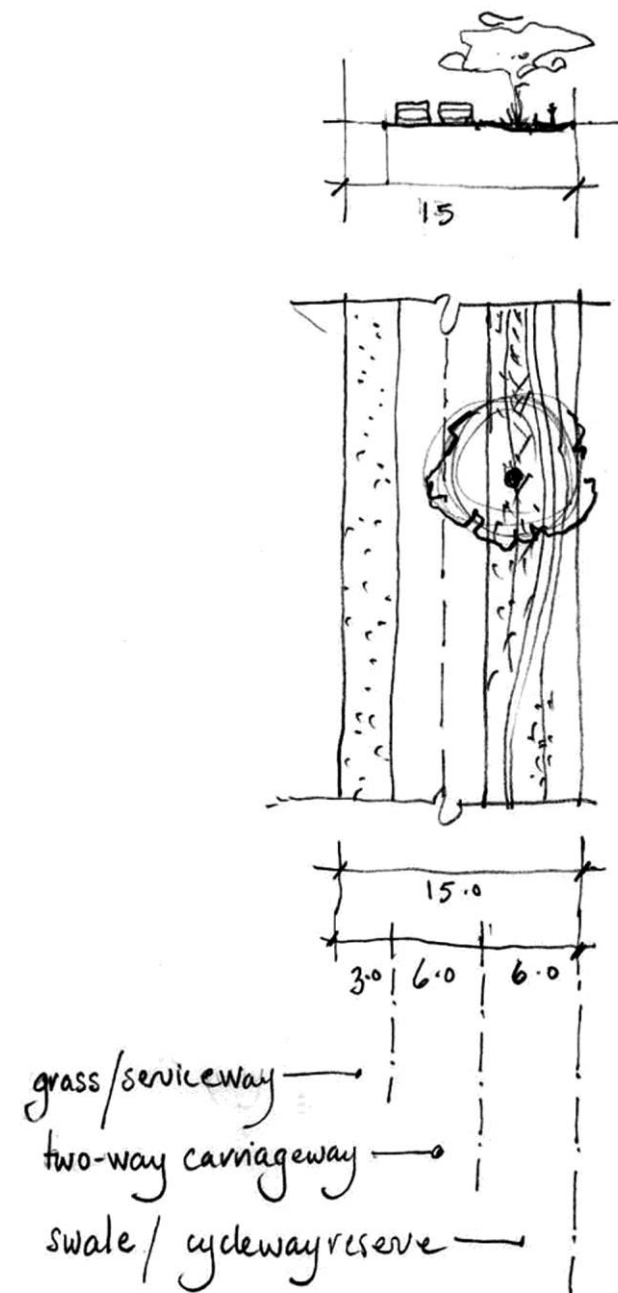
KDC Residential Local Street: Minor Access



Estuary Estates TYPE R4
1:500

~~Figure 28. Road Type C2—Kaipara District Council Industrial Sub-Collector~~

KDC Rural Road (Type B)



Estuary Estates TYPE R6
1:500

Insert the following to Chapter 10 Network Utilities

10.10 Network Utilities Rules

In any instance where network utility activities are proposed or where works are within the road (road reserve), and the Rules in Chapter 10 and 11 (respectively) overlap (or duplicate) with a Rule in the other Part B Chapters with the exception of Rule 16.11A, the Rules in Chapters 10 and 11 (respectively) will take precedence. Note 1: These rules do not apply if the activity is provided for by way of designation in the District Plan.

Pahi Wharf physical works procurement plan

Meeting: Kaipara District Council
Date of meeting: 31 March 2021
Reporting officer: Joanne Reid, Programme Manager

Purpose | Ngā whāinga

To seek approval for the procurement plan for physical works on the Pahi Wharf project, as outlined in Attachment A.

Executive summary | Whakarāpopototanga

This report outlines the procurement approach for the physical works component at Pahi Wharf, with a total estimated procurement cost of \$700,000.

The Procurement Plan separates the construction contract award into two portions.

- Direct award to Bellingham's as Contractor for Pahi Wharf Gangway and Pontoon
- Invited Tender to the local market for the repair & strengthening works

Council approval is required as the estimated costs are greater than \$500k.

Recommendation | Ngā tūtohunga

That the Kaipara District Council:

- a) Approves the Pahi Wharf physical works procurement plan

Context | Horopaki

The Pahi community have had wharf facilities since 1881. The current wharf was opened in 1987, it was built and is maintained by the Pahi Regatta Club Inc (PRCI). In February 2021, Council resolved to purchase the Pahi Wharf from PRCI as part of the Wharves project.

The Pahi wharf was identified as an investment priority within the Kaipara KickStart Wharves Programme Business Case), which allocated \$864,320 in Provincial Growth Fund funding towards specific renewal works.

The professional services procurement approach was approved in August 2020, this has enabled site investigations and preliminary design options to be completed. The Procurement approach was approved by the Project Steering Group however the Procurement Manual and Guidelines requires Council approval for investment greater than \$500k.

Discussion | Ngā kōrerorero

This procurement plan relates to the physical works component at Pahi, the scope of works includes improvements to the existing wharf, fabrication and installation of a new pontoon and a new gangway.

The Procurement Plan separates the construction contract award into two portions, outlined below:

- 1) The direct appointment of Bellingham's Marine Limited as Contractor for Pahi Wharf Gangway and Pontoon (estimated cost \$625,000).
- 2) Invited tender to selected Kaipara based contractors capable of performing repair and strengthening works to the existing wharf structure and the supply and installation of a new landing which will connect the existing wharf structure to the new gangway (estimated cost \$75,000).

Options

Option 1: Approve the Pahi Wharf Physical Works Procurement Plan

Option 2: Do not approve the Physical Works Procurement Plan

The recommended option is **option 1**.

If the plan is not approved, then we would look to review the procurement method however this would be likely to increase budget and programme delivery risks and the project may prove to be unachievable within the existing budget and programme constraints.

Policy and planning implications

None

Financial implications

None

Risks and mitigations

None

Impacts on Māori

None

Significance and engagement | Hirahira me ngā whakapāpā

The decisions or matters of this report are considered to have a low degree of significance in accordance with Council's Significance and Engagement Policy. No feedback is required, and the public will be informed of Council's decision via the agenda and minutes publication of this meeting, on the website and through other channels if appropriate.

Next steps | E whaiake nei

Commence the Procurement process as outlined in Attachment A.

Attachments | Ngā tapiritanga

A	Procurement plan Pahi Wharf physical works




Procurement Plan (> \$500,000)

964 Pahi Wharf Physical Works

This document seeks approval from Louise Miller, as delegated financial authority holder to:

- Undertake procurement processes for goods or services to an estimated value of \$700K

Once fully approved the project manager or business owner may procure goods and services according to the plan. Any material deviations from the plan must be reapproved by those who have endorsed and approved the plan.


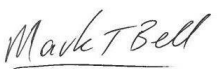


Signed: 	Signed: 
Name: Mark Bell	Name: Joanne Reid
Role: Project Manager	Role: Programme Manager
Statement: This procurement plan has incorporated objectives of the business owner and is designed to deliver best "whole of life" cost solution for TP and its customers.	Statement: This procurement plan has an approved business case and budget to cover this procurement.
Date: 25/02/2021	Date: 19/03/21
Signed: 	Signed: 
Name: Jim Sephton	Name: John Burt
Role: General Manager	Role: Procurement Manager
Statement: I approve/recommend the CEO to approve this procurement plan.	Statement: This procurement plan meets all procurement policy requirements and approved procurement strategies.
Date:	Date:
Signed:	
Name: Louise Miller	
Role: CE	
Statement: I approve this procurement plan.	
Date:	

1 No Conflict of Interest Declaration

If you feel that you may have a conflict of interest then please email a Procurement representative immediately to formalise your declaration.

By signing below I hereby declare that to the best of my knowledge I do not have:

- any financial (shareholding or pecuniary) or other related interest in the supply of goods and services for the project named below;
- any relatives or friends with a financial interest in the goods and services to be supplied for the project named below; or,
- any personal obligation which would in any way affect my decisions in relation to the process I have been asked to undertake for Kaipara District Council.

Name	Role	Signature
Joanne Reid	Programme Manager	
Mark Bell	Project Manager	
Jim Sephton	General Manager	
John Burt	Procurement Manager	
Louise Miller	CE	

2 Project Related Information

2.1 Project Name	Pahi Wharf Physical Works
2.2 Total Project Budget	864,000
2.3 Total Estimated Procurement Cost (BC1)	700,000

2.4 Briefly describe the project this procurement relates to?

This Procurement Plan relates includes separating contract award into two portions, the direct award to Bellingham's and to tender out the second portion to the local market aligning this with our social procurement values.

- 1) Head Contractor engagement to provide physical works for the fabrication, supply and installation of a new gangway and pontoon at Pahi Wharf.
- 2) Local contractor engagement to provide improvements to the existing wharf including the supply and installation of a new landing which will connect the existing wharf structure to the new gangway.

3 Procurement Streams

A procurement stream is an individual procurement. For example, a project may involve the procurement of an asset and the installation of that asset. This would typically involve two streams; one for the procurement of the asset and one for the procurement of the installation services. (Insert new rows for additional streams if necessary)

Name	Estimated Procurement Cost
3.1 Contractor – Gangway and Pontoon	625,000
3.2 Local Contractor – Repairs and Landing	75,000

This procurement relates to the physical works component at Pahi, the scope of works includes improvements to the existing wharf, fabrication and installation of a new pontoon and a new gangway. These upgrades are in line with the approved Kaipara KickStart Programmed Business Case for the Wharves Programme.

4 Procurement Stream ONE – Contractor for Gangway and Pontoon

If your project has multiple procurement streams replicate this section for each stream

4.1 What is being procured?

The direct appointment of Bellingham's Marine Limited as Contractor for Pahi Wharf Gangway and Pontoon.

4.2 Is this procurement subject to previously approved procurement strategy?

Yes

4.3 Is there an established panel of suppliers that can be used for this procurement?

No

4.4 What suppliers are capable of providing the goods or services required for this procurement stream?

Bellingham Marine Limited

4.5 What type of tender is being recommended? (if applicable)

Competitive (Open)	
Competitive but closed (Closed/Selective)	
Non Competitive (Direct/Selective)	Direct Appointment

4.6 What is the nominated procurement approach and why this is the best procurement approach?

Bellingham Marine Limited to be Direct Appointed to meet the tight timeframe and budget. Value for money has been recognised in Bellingham's schedule of works submission.

4.7 What are the procurement/logistics risks related to this procurement stream, proposed mitigation measures and/or risk allowances?

N/A

4.8 What is the Procurement Policy exemption being proposed (if an Open Tender (Competitive) is not being utilised) and what is the justification for this exemption?

Direct appointment of Bellingham's Marine Limited to provide value for money as they have provided onsite investigative and construction methodology advice, as well as supplying design & procurement support to align with the social procurement outcomes.

4.9 Are there any specific contract terms applying to this procurement?

Defects Liability Period

Liquidated Damages

5 Procurement Stream ONE Method – Contractor for Design & Build

If your project has multiple procurement streams replicate this section for each stream

5.1 Procurement Timelines

Include high-level activities for the procurement stream. This should consider the tender activities. Refer to the Procurement Guidelines for examples.

	Milestone Name	Start Date	End Date
1	Proposal from Bellingham's (based on preliminary)	17/08/20	01/02/21
2	Consent and Detailed Design	17/08/20	01/04/21
3	Agreement for Sale & Purchase Signed	30/09/20	25/02/21
4	Proposal from Bellingham's (based on detailed design)	30/09/20	01/04/21
5	Contract Award - Bellingham's	15/03/21	15/04/21
7	Contract start/completion	19/04/21	01/09/21

5.2 Evaluation Team (for both tenders and non-competitive procurement)

Role	Name	Group
Project Manager	Mark Bell	Infrastructure Delivery
Evaluation Team Member	Jody Kelly	Hoskin Civil
Evaluation Team Member	Jagdeep Singh	Infrastructure Delivery

5.3 Evaluation Criteria and Scoring (See Guidelines for an example)

NON-PRICE CRITERIA	WEIGHTING
Proposed Methodology	Pass/Fail
Capability	Pass/Fail
Capacity	Pass/Fail
NON-PRICE TOTAL	
Price	Pass/Fail
TOTAL	100%

5.4 Identify the form of contract to be utilised for this procurement

NZS3916 Traditional Contract

5.5 Where is the contract located in P: drive

4107.964

5.6 Estimated Costs (modify to suit relevant costs)

Description	Cost
Total procurement cost	625,000

6 Procurement Stream TWO – Local Contractor Wharf Repairs and Landing

If your project has multiple procurement streams replicate this section for each stream

4.1 What is being procured?

The repairs and strengthening to the existing wharf structure and the supply and installation of a new landing which will connect the existing wharf structure to the new gangway.

4.2 Is this procurement subject to previously approved procurement strategy?

Yes

4.3 Is there an established panel of suppliers that can be used for this procurement?

No

4.4 What suppliers are capable of providing the goods or services required for this procurement stream?

Hubands Contracting, Wilson Earthmovers, King Brothers Construction

4.5 What type of tender is being recommended? (if applicable)

Competitive (Open)	
Competitive but closed (Closed/Selective)	Invited tender
Non Competitive (Direct/Selective)	

4.6 What is the nominated procurement approach and why this is the best procurement approach?

Invited tender to selected Kaipara based contractors capable of performing this work.

4.7 What are the procurement/logistics risks related to this procurement stream, proposed mitigation measures and/or risk allowances?

N/A

4.8 What is the Procurement Policy exemption being proposed (if an Open Tender (Competitive) is not being utilised) and what is the justification for this exemption?

N/A

4.9 Are there any specific contract terms applying to this procurement?

Defects Liability Period

Liquidated Damages

7 Procurement Stream TWO Method – Local Contractor Wharf Repairs and Landing

If your project has multiple procurement streams replicate this section for each stream

5.1 Procurement Timelines

Include high-level activities for the procurement stream. This should consider the tender activities. Refer to the Procurement Guidelines for examples.

	Milestone Name		End Date
1	Receive submissions, evaluate		26/03/21
2	Contract Award		15/04/21
3	Completion of construction work		31/05/21

5.2 Evaluation Team (for both tenders and non-competitive procurement)

Role	Name	Group
Project Manager	Mark Bell	Infrastructure Delivery
Evaluation Team Member	Jody Kelly	Hoskins Civil
Evaluation Team Member	Jagdeep Singh	Infrastructure Delivery

5.3 Evaluation Criteria and Scoring (See Guidelines for an example)

NON-PRICE CRITERIA	WEIGHTING
Proposed Methodology	Pass/Fail
Capability	Pass/Fail
Capacity	Pass/Fail
NON-PRICE TOTAL	
Price	Pass/Fail
TOTAL	100%

5.4 Identify the form of contract to be utilised for this procurement

NZS3910 shortform

5.5 Where is the contract located in P: drive

4107.964

5.6 Estimated Costs (modify to suit relevant costs)

Description	Cost including internal costs
Total procurement cost	75,000

8 Relevant Reference Documentation

Provide the document name and hyperlink to the document. Documents may also be attached as an appendix to this plan.

Source Name	Brief Description	Hyperlink/Location
Programme Business Case	Kaipara Water Transport Network & Wharves Feasibility Study / Programme Business Case	MS Teams file site.

Sport Northland Kauri Coast Community Pool Annual Report 2020

Meeting: Kaipara District Council
Date of meeting: 31 March 2021
Reporting officer: Hamish Watson, Parks and Recreation Manager

Purpose/Ngā whāinga

For Sport Northland to provide Council with Annual Report on the Kauri Coast Swimming Pool operations, repairs, and maintenance for the 2019-2020 year.

Executive summary/Whakarāpopototanga

Council and Sport Northland signed a grant agreement to cover the operations and repairs and maintenance for the Dargaville Pool for three (3) years commencing 1 March 2019 to 30 June 2022. As part of that agreement Sport Northland are required to provide Council at the end of each Financial year a report that covers Finances, Operations, Marketing, Asset Management and Performance Analysis.

Recommendation/Ngā tūtohunga

That the Kaipara District Council:

- a) Receives the Sport Northland Kauri Coast Community Pool Annual Report 2020 report.

Context/Horopaki

The Kauri Coast Community Pool opened in 2009 and was a joint development between the Kaipara District Council and the Kauri Coast Community Pool Trust, along with strong support from within the community.

The Kauri Coast Community Pool Trust contracted the operation of the Kauri Coast Community Pool in 2012 to Community Leisure Management (CLM). In 2019 with the handing over of the pool to Sport Northland the management of the facility continues to be managed by CLM.

Council has a Licence to Occupy agreement with Sport Northland to use and occupy the improvements on the land that is Part 2 Lot 2 DP 205564 and Lot 195 DP 859 at Selwyn Park Dargaville. It is agreed that Sport Northland subcontracts the day to day service provision and management of the pool facilities. Currently Sport Northland subcontracts the day to day operations to Community Leisure Management (CLM), CLM have set up a subsidiary company called Dargaville Leisure Limited (DLL) to maintain the Dargaville Pool as a separate entity as they currently manage over 30 recreational facilities throughout New Zealand.

Discussion/Ngā kōrerorero

Currently Council provides Sport Northland with a grant to assist in the running of the pool.

As part of that agreement Sport Northland are required at the end of each financial year to provide an annual report (See Attachments A to D). This report provides information on finances, operations, marketing, asset management and performance analysis.

Significance and engagement/Hirahira me ngā whakapāpā

The decisions or matters of this report do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via agenda on the website.

Next steps/E whaiake nei

Staff continue to work with Sport Northland and monitor agreements.

Attachments/Ngā tapiritanga

	Title
A	Kauri Coast Community Pool Annual Report 2019-20
B	Kauri Coast Community Pool Audited Financial Report 2019-20
C	Kauri Coast Community Pool Budget 2020-21
D	Kauri Coast Community Pool Actual versus Budgeted Expenditure 2019-20



SUBJECT: ANNUAL REPORT JULY 2019 / JUNE 2020

TO: *Stu Middleton*

Places Manager, Sport Northland.

FROM: *Scott Linklater*

*Manahautū o Te Raki ma te Haumi Māori o CLM/
Northland Regional and Māori Relationship Manager,
Community Leisure Management.*

DATE: October 2020



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INTRODUCTION

The Kauri Coast Community Pool opened in 2009 and was a joint development between; the Kaipara District Council and the Kauri Coast Community Pool Trust, along with strong support from within the community. The 6 million dollar facility was successfully granted over 2 million dollars from the significant projects lottery fund.

Kauri Coast Community Pool has the only 50 metre swimming pool in Te Tai Tokerau/Northland along with a hydrotherapy pool, a toddlers' pool, and a spray park.

The Kauri Coast Community Pool Trust contracted the operation of the Kauri Coast Community Pool in 2012 to Community Leisure Management (CLM). In 2019 with the handing over of the pool to Sport Northland the management of the facility continues to be managed by CLM.

CLM was established in 1995 and now manages and operates in excess of 30 outstanding recreational facilities throughout New Zealand.

CLM's mission statement:

We put leisure in your life, and life in your leisure
Ka awhina mai, ka awhina atu, ngā mahi a te rēhia.



CLM's vision:

Hei rangatira mo te ahumahi ngā mahi a te rēhia.
To be leaders in the recreation and leisure industry

Our values:

- Kōunga/Quality
- Whakaute/Respect
- Whakawhanake tonu/Continuous Improvement
- Auaha/Innovation
- Pārekareka/Fun

Our Philosophy:

Aroora is a holistic, bicultural, people-centric approach to ensuring the wellbeing of our people. It is nicely summed up in the whakatauki:

*Aroora ki roto,
Aroha ki waho,
Whakatipua te manaaki ki runga,
Whakarangatira arahi ki raro,
Tenei te ara.
Aroora I ee!*



FINANCIAL SUMMARY

The 2019/2020 Financial Accounts are completed annually by the accountant Nobilo & Co.

End of year reports are yet to be audited, however, the end of year income is forecast to be approximately \$277,093, including the subsidy payment. This is up 2.5% on last year, a positive result given the season.

Expenses for the season are \$281,907 which is comparative to the year previous. Efforts have been made to run as efficiently as possible as continued expense pressure comes on with continual increases to minimum wage, with the wages spent being the largest expenditure growth this season (a forecast 5% increase on last year).

Utilities are forecast to be down significantly on last year (\$10k) this is attributed to two factors, one, a couple of heat pump failures causing the secondary heating being turned off for a period of the season, and two, the early closing of the facility.

Net profit for the 2018-19 season is -\$7,545, down approximately \$8k on last season's performance.

Appendix A provides further detail of the financial performance of the Kauri Coast Community Pool for the year.

PERFORMANCE & OPERATIONS

In the 2019-2020 season there were a total of 20,941 visitors to the facility, down on the previous season. However, comparisons need to be taken in the context of the unprecedented season that saw the pool closed early due to the Covid-19 pandemic that hit New Zealand in the summer of 2019/20.

As per the graph below, the monthly attendances were very positive at the start of the season, with a drastic drop in March with the Covid-19 Alert levels eventually causing the centre to close on the 23rd of March rather than the scheduled 13th of April.

Month	2017/18	2018/19	2019/20
<i>October</i>	405	500	498
<i>November</i>	2837	2788	3384
<i>December</i>	4790	3302	3723
<i>January</i>	5995	5684	5864
<i>February</i>	4553	4861	4675
<i>March</i>	5002	4876	2797
<i>April</i>	88	721	0
Total	23,670	22,732	20,941

To assist in increasing attendance figures during the season a number of initiatives were implemented including:



- Supporting and hosting two community free days
- Schools weren't charged admission into the facility
- Swim club members weren't charged admission on training nights

The Kauri Coast Community Pool currently holds a PoolSafe accreditation. Jointly developed in 2001 by the New Zealand Recreation Association (NZRA) and Water Safety New Zealand (WSNZ), PoolSafe is an industry led, voluntary management system designed by industry for industry to peer assess and moderate their delivery of public aquatic facilities services, with the direct intent to limit serious harm to their communities.

As such, the facility is audited annually to make sure it complies with, and operates to, this industry standard. Auditing includes; water quality testing, supervision policy, staff qualification and training, and health and safety practice and reporting. Kauri Coast Community Pools passed the annual PoolSafe Audit in February 2020.

Core H & S Statistics	Oct 2019- Mar 2020
Number of safety audits	6
Near misses	1
First Aid injuries	3
Medical treatment injuries	0
Number of serious harm injuries	0

Health and Safety inspections are carried out by staff monthly. Action lists to address any hazards are produced and work is carried out as required. Kauri Coast Community Pool (KCCP) staff continue to complete daily cleaning duty sheets, updating them when necessary for reasons such as increased patronage, or changes in how cleaning procedures are carried out.

As a result of the Covid-19 outbreak new systems and operating procedures had to be developed and tested across the CLM network. This puts us in better stead than previously to respond to further possible outbreaks.

The current opening hours have remained pretty constant since CLM were first engaged to manage the facility in 2012.

Days	Times
<i>Mon/Wed/Fri</i>	<i>6:00am – 7:00pm</i>
<i>Tue/Thur</i>	<i>10:00am – 7:00pm</i>
<i>Weekends</i>	<i>11:00am – 7:00pm</i>



There is no negative customer feedback to report back on the hours and it is planned to run these again next season.

MARKETING

Marketing by way of website, facebook, and newspaper adverts was again completed in the 2019-2020 season.

On review of the season there is more work that could be done in social platforms like facebook to drive business and increase attendance at the facility. This will be a key focus in the 2020-21 season.

Additionally a nationwide website upgrade was completed in 2020 to assist in further growing our virtual marketing footprint, see below:

<https://www.clmnz.co.nz/>

<https://www.clmnz.co.nz/kauri-coast-pool/>

<https://www.facebook.com/KauriCoastCommunityPool/>

Although the season started slowly with some cool temperatures in the opening weekend there were a number of memorable events throughout the year which saw some great patronage at the centre.

One outstanding community lead initiative was the Dargaville Community Whanau Day held in December <https://www.facebook.com/sportnorthland/videos/457531118472427/>. Run by the community for the community across Selwyn Park and the Kauri Coast Community Pool, it was a real success. CLM contributed on the day by opening the facility free of charge and ensuring plenty of lifeguard supervision on a packed day.

Additionally, as per every year there were a number of very successful carnivals held at the facility throughout the season as well as great participation with schools, clubs, and community organisations.

The following is a summary of some of these activities and special events for the year 2019/20:

Month	Organisation	Activity
November 2019	Lane hireage <ul style="list-style-type: none">- Dargaville Swimming Club- Selwyn Park Primary School	Exclusive Hire <ul style="list-style-type: none">- Club swimming- School swimming
December 2019	Facility hireage <ul style="list-style-type: none">- Silver Fern Farms- CLM Xmas event	Free entry <ul style="list-style-type: none">- Community Day- Community Day



	<ul style="list-style-type: none"> - Swimming Northland <p>Lane hireage</p> <ul style="list-style-type: none"> - Dargaville Swimming Club - Selwyn Park Primary School - Healthier, Fitter, Stronger – CF 	<p>Exclusive Hire</p> <ul style="list-style-type: none"> - Long Distance Swim carnival - Swim club - School swimming - Group fitness class
January 2020	<p>Facility hireage</p> <ul style="list-style-type: none"> - Swimming Northland - Dargaville Swimming Club <p>Lane hireage</p> <ul style="list-style-type: none"> - Te Kopuru Swim Club - Northwave Swim Club - Bream Bay Club - Manaia Swim Club - Bay of Islands Swim Club - Samoa Swim Club - Green Ways - Home School Group - Healthier Fitter Stronger Northern Wairoa - Sport Northland 	<p>Exclusive hire</p> <ul style="list-style-type: none"> - Northland Age Grade Champs & DSC carnival - Club swimming - Club swimming - Club swimming - Club swimming - Club swimming - Club swimming - Swimming and rehab. - Swimming and rehab. - Group fitness class - Water safety
February 2020	<p>Facility hireage</p> <ul style="list-style-type: none"> - Dargaville Swimming Club - Te Kopuru Swim Club - Swimming Northland - Dargaville High School <p>Lane hireage</p> <ul style="list-style-type: none"> - Selwyn Park School - Dargaville Intermediate - Swim Magic (CLM) - Green Ways - Home School Group - Healthier Fitter Stronger Northern Wairoa - Sport Northland 	<p>Exclusive Hire</p> <ul style="list-style-type: none"> - Club swimming & carnival - Club swimming & carnival - Northland Secondary schools carnival - School swimming day <p>Exclusive Hire</p> <ul style="list-style-type: none"> - School swimming - School swimming - Learn to swim - Swimming and rehab. - Swimming and rehab. - Group fitness class - Water safety
March 2020	Lane hireage	Exclusive Hire



	<ul style="list-style-type: none"> - Dargaville Swimming Club - Dargaville Primary School - Dargaville Intermediate School - Selwyn Primary School - Dargaville home School Group - Healthier Fitter Stronger Northern Wairoa 	<ul style="list-style-type: none"> - Club swimming - School swimming - School swimming - School swimming - School swimming - School swimming - Group fitness class
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ASSET MAINTENANCE

As the CLM pool management contract has been renewed year by year, there is no long term asset management plan. However, preventative maintenance schedules for all relevant areas of the complex are carried out monthly. When remedial maintenance work is identified, KCCP staff or reputable tradespersons carry out the work as quickly as is practical. Additionally, Sport Northland is notified if large works are to be completed.

This season, with the failure of the secondary heating system (heat pumps/heat exchange), a number of large asset replacement and planned maintenance had to be put on hold. The heat system is scheduled to be replaced and commissioned in the off season.

It has been flagged that an increase to the capital expenditure and asset maintenance fund will be required in the coming years due to the age of the facility and the bottle necking of a number of maintenance items that require attention.

Recommended Asset priority schedule		
Item	Price (estimates)	Importance
Pool Covers	\$25,000	High
Retiling (main shallow end)	\$10,000	High
Solar repairs	\$10,000	High
Pool painting	\$55,000	Moderate
Pump service and bearings	\$10,000	Moderate
Building/structure repaint	\$55,000	Moderate

APPENDIX A

FINANCIAL REPORTS 2019-2020

BUDGET 2020-2021

Dargaville Leisure Limited
Financial Statements
for the Year Ended 30 June 2020

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Dargaville Leisure Limited

Compilation Report

for the Year Ended 30 June 2020

Compilation Report to the Directors of Dargaville Leisure Limited

Scope

On the basis of information you provided we have compiled, in accordance with Service Engagement Standard No. 2: Compilation of Financial Information, the special purpose financial statements of Dargaville Leisure Limited for the year ended 30 June 2020. These statements have been prepared on the basis disclosed in the notes to the financial statements.

Responsibilities

The Directors are solely responsible for the information contained in the special purpose financial statements and have determined that the financial reporting framework used is appropriate to meet their needs and the purpose that the financial statements were prepared.

The financial statements were prepared exclusively for the Directors' benefit. Neither we nor any of our employees accept responsibility to any other person on any grounds whatsoever, including liability in negligence, for the contents of these financial statements.

No Audit or Review Engagement Undertaken

Our procedures use accounting expertise to undertake the compilation of the financial statements from information provided to us by the Directors. A compilation is limited primarily to the collection, classification and summarisation of financial information. Our procedures do not include verification or validation procedures of the information. No audit or review engagement has been performed and accordingly no assurance is expressed.

Disclaimer of Liability

Neither we nor any of our employees accept any responsibility for the reliability, accuracy or completeness of the compiled financial information nor do we accept any liability of any kind whatsoever, including liability by reason of negligence, to any person for losses incurred as a result of placing reliance on the compiled financial information.

NESTI CHARTERED ACCOUNTANTS LIMITED

Auckland, 24th August 2020

Dargaville Leisure Limited

Approval of Financial Report

for the Year Ended 30 June 2020

The Directors are pleased to present the approved financial report including the historical financial statements of Dargaville Leisure Limited for the year ended 30 June 2020.

Approved

C Carter

J Griffin

J Latimer

Date

Dargaville Leisure Limited

Company Directory

As at 30 June 2020

NATURE OF BUSINESS:	Recreational Facility
REGISTERED OFFICE:	135b Morrin Road Saint Johns Auckland
DIRECTORS:	Craig Carter Joseph Griffin John Latimer
SHAREHOLDER:	300 Ordinary Shares of \$1 each Community Leisure Management Ltd - 100%
IRD NUMBER:	105-837-836
GST REGISTRATION:	Two Monthly Invoice Basis
BANKERS:	Westpac
ACCOUNTANTS:	Nesti Chartered Accountants Limited

The above information has been prepared without performance of audit or review engagement procedures and should be read subject to the Compilation Report and Notes to the Financial Statements.

Dargaville Leisure Limited

Statement of Financial Position

As at 30 June 2020

	2020	2019
<hr/>		
<u>CURRENT ASSETS</u>		
Westpac	4,713	6,673
Accounts Receivable	137,140	14,807
Community Leisure Management Limited	-	4,378
<u>Total Current Assets</u>	<u>141,853</u>	<u>25,858</u>
<u>TOTAL ASSETS</u>	<u>\$141,853</u>	<u>\$25,858</u>
<u>CURRENT LIABILITIES</u>		
Goods & Services Tax	8,507	8,301
Accounts Payable	71,814	3,912
Community Leisure Management Limited	47,818	-
<u>Total Current Liabilities</u>	<u>128,139</u>	<u>12,213</u>
<u>EQUITY</u>		
Paid up share capital	-	-
Retained Earnings	13,714	13,645
<u>Total Equity</u>	<u>13,714</u>	<u>13,645</u>
<u>TOTAL EQUITY & LIABILITIES</u>	<u>\$141,853</u>	<u>\$25,858</u>

The above information has been prepared without performance of audit or review engagement procedures and should be read subject to the Compilation Report and Notes to the Financial Statements.

Dargaville Leisure Limited

Statement of Movements in Equity

For the Year Ended 30 June 2020

	2020	2019
Net surplus for the year	<u>69</u>	<u>251</u>
Total recognised revenues and expenses for the year	69	251
Equity at beginning of the year	<u>13,645</u>	<u>13,394</u>
<u>EQUITY AT END OF THE YEAR</u>	<u>\$13,714</u>	<u>\$13,645</u>

The above information has been prepared without performance of audit or review engagement procedures and should be read subject to the Compilation Report and Notes to the Financial Statements.

Dargaville Leisure Limited

Statement of Financial Performance

For the Year Ended 30 June 2020

	2020	2019
<u>INCOME</u>		
Pool	43,935	41,518
Swim School	753	-
Subvention Receipt	7,615	9,004
Subsidy Received	228,500	224,500
Sundry Other Income	1,173	1,939
<u>Total Income</u>	281,976	276,961
<u>Less EXPENSES</u>		
Accident Compensation Levies	206	389
Accountancy Fees	7,650	7,990
Advertising, Marketing & Promotion	1,808	1,410
Bad Debts	-	979
Bank Fees	148	232
Chemicals	14,247	12,126
Cleaning Expenses	341	660
Electricity & Gas	69,553	81,915
Equipment Hire	3,698	454
Fire Security	1,578	2,046
General Expenses	709	168
Insurance	1,650	1,650
Kiwisaver Employer Contributions	1,571	1,023
Management Fees	36,420	36,420
Repairs & Maintenance	10,931	5,684
Security Expenses	464	-
Subscriptions & Computer Licences	1,412	750
Telephone & Tolls	3,659	3,913
Training	879	-
Travelling Expenses	471	788
Uniforms	1,844	1,461
Wages	122,068	116,652
Water Tests	600	-
<u>Total Overhead Expenses</u>	281,907	276,710
<u>NET SURPLUS FOR THE YEAR</u>	\$69	\$251

The above information has been prepared without performance of audit or review engagement procedures and should be read subject to the Compilation Report and Notes to the Financial Statements.

Dargaville Leisure Limited

Notes to the Financial Statements

for the Year Ended 30 June 2020

2020 2019

REPORTING ENTITY

Dargaville Leisure Limited ("the Company") is a company incorporated under the Companies Act 1993. The special purpose financial report was authorised for issue in accordance with a resolution of directors dated 22nd May 2015.

ACCOUNTING POLICIES

The financial statements have been specifically prepared for the purposes of meeting the Company's income tax requirements. The measurement system adopted is historic cost. Accrual accounting is used to recognise expenses and revenues when they occur. The financial statements are presented in New Zealand dollars (NZ\$) and all values are rounded to the nearest NZ\$, except when otherwise indicated.

Fixed assets are stated at historical cost less any accumulated depreciation and impairment losses. Historical cost includes expenditure directly attributable to the acquisition of assets, and includes the cost of replacements that are eligible for capitalisation when these are incurred.

All amounts are stated exclusive of goods and services tax (GST) except for accounts payable and accounts receivable which are stated inclusive of GST.

CHANGES IN ACCOUNTING POLICIES

There have been no changes in accounting policies. All policies have been applied on bases consistent with those used in the prior year.

INCOME TAX

Net surplus/(deficit) before taxation	69	251
<i>Add/(subtract) non-taxable items:</i>		
Other adjustments	(69)	(251)
<u>Taxable surplus for the year</u>	<u>\$-</u>	<u>\$-</u>
<u>Taxation at 28%</u>	<u>\$-</u>	<u>\$-</u>

ASSOCIATED PARTIES

Parent Company - Community Leisure Management Limited

During the year the Company paid management and accountancy fees to the parent company at market rates. The amount outstanding at balance date was \$0 (2019: \$47) which is payable on normal trading terms.

The parent company has advanced loans to the Company. There are no fixed terms of repayment and no interest has been charged. As at balance date the amount outstanding was \$47,818.

The Company received a subvention payment from an associated company amounting to \$7,615 (2019: \$9,004).

The above information has been prepared without performance of audit or review engagement procedures and should be read subject to the Compilation Report.

Dargaville Leisure Limited

Notes to the Financial Statements

for the Year Ended 30 June 2020

SHARES

300 ordinary shares have been issued (2019: 300). Each ordinary share confers on the holder one vote at a meeting of the Company, a share in distributions approved by the directors, and a share in distribution of the surplus assets of the Company on dissolution. At balance date all the shares were uncalled.

AUDIT

These financial statements have not been audited.

The above information has been prepared without performance of audit or review engagement procedures and should be read subject to the Compilation Report.

Kauri Coast Community Pool 1 July 2020- 30 June 2021

ITEM	Site	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Total
INCOME														
1015 • Pool Memberships		\$0	\$0	\$0	\$525	\$3,754	\$1,575	\$1,575	\$1,050	\$525	\$0	\$0	\$0	\$9,004
1020 • Casual Admissions		\$0	\$0	\$0	\$578	\$5,565	\$5,775	\$5,775	\$5,250	\$3,150	\$0	\$0	\$0	\$26,093
1030 • Pool Hire		\$0	\$0	\$0	\$210	\$525	\$3,150	\$4,200	\$4,200	\$1,050	\$0	\$0	\$0	\$13,335
1035 • Concessions		\$0	\$0	\$0	\$263	\$525	\$525	\$525	\$525	\$525	\$0	\$0	\$0	\$2,888
1300 • Shop - Other		\$0	\$0	\$0	\$525	\$525	\$788	\$788	\$525	\$525	\$263	\$0	\$0	\$3,938
1335 • Hire Goods		\$0	\$0	\$0	\$0	\$53	\$105	\$105	\$105	\$105	\$0	\$0	\$0	\$473
1520 • School Programmes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,500	\$0	\$0	\$0	\$0	\$10,500
1800 • Council Subsidy		\$0	\$0	\$56,125	\$0	\$0	\$56,125	\$0	\$0	\$56,125	\$0	\$0	\$56,125	\$224,500
Total Income		\$0	\$0	\$56,125	\$2,100	\$10,946	\$68,043	\$12,968	\$22,155	\$62,005	\$263	\$0	\$56,125	\$290,729
EXPENDITURE														
2200 • Purchases - Other		\$0	\$0	\$0	\$263	\$263	\$394	\$394	\$263	\$263	\$131	\$0	\$0	\$1,969
3010 • Employer K/S		\$2	\$6	\$6	\$75	\$455	\$443	\$625	\$548	\$679	\$284	\$1	\$6	\$3,130
3020 • Holiday Pay		\$8	\$25	\$25	\$300	\$1,820	\$1,772	\$2,501	\$2,193	\$2,715	\$1,134	\$3	\$25	\$12,521
3040 • Wages		\$75	\$250	\$250	\$3,000	\$18,203	\$17,723	\$25,010	\$21,929	\$27,152	\$11,342	\$25	\$250	\$125,209
3310 • Electricity		\$0	\$0	\$0	\$12,000	\$11,000	\$10,000	\$10,000	\$10,000	\$11,000	\$12,000	\$0	\$0	\$76,000
4010 • Accountant		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600	\$1,600
4020 • Advertising Situations Vacant		\$0	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$500
4025 • ASV - Police Vetting		\$0	\$0	\$0	\$25	\$0	\$0	\$25	\$0	\$0	\$0	\$0	\$0	\$50
4070 • Bank Charges		\$0	\$0	\$0	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$0	\$0	\$245
4120 • Cleaning Contracts		\$0	\$0	\$0	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$350
4130 • Cleaning Supplies		\$0	\$0	\$0	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$350
4140 • CLM - Accountancy Fee		\$0	\$0	\$0	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$0	\$0	\$0	\$6,150
4170 • CLM - Management Fee		\$0	\$0	\$0	\$4,253	\$4,253	\$4,253	\$4,253	\$4,253	\$4,253	\$0	\$0	\$0	\$25,520
4240 • Equipment Hire/Rental		\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
4260 • Fire Security		\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
4270 • First Aid Supplies		\$0	\$0	\$0	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$300
4290 • General Expenses		\$0	\$0	\$0	\$25	\$25	\$25	\$25	\$25	\$25	\$0	\$0	\$0	\$150
4300 • Ground Maintenance		\$0	\$0	\$0	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$350
4320 • Insurance		\$0	\$1,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,650
4385 • Links Licences		\$0	\$0	\$0	\$102	\$102	\$102	\$102	\$102	\$102	\$0	\$0	\$0	\$612
4400 • Marketing		\$0	\$0	\$0	\$290	\$290	\$290	\$145	\$145	\$145	\$0	\$0	\$0	\$1,304
4430 • Office Supplies		\$0	\$0	\$0	\$0	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$250
4470 • Pool Chemicals		\$0	\$0	\$1,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$1,000	\$0	\$0	\$14,000
4480 • Pool Tests		\$0	\$0	\$0	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$0	\$0	\$1,400
4490 • Postage		\$0	\$0	\$0	\$0	\$0	\$50	\$0	\$50	\$0	\$0	\$0	\$0	\$100
4500 • Printing		\$0	\$0	\$0	\$0	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$250
4510 • Programme Expenses		\$0	\$0	\$0	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$500
4540 • Repairs & Maintenance		\$0	\$0	\$0	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$0	\$0	\$10,500
4560 • Rubbish Removal		\$0	\$0	\$0	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$700
4570 • Security		\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$540
4610 • Staff Training		\$0	\$0	\$0	\$400	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$800
4630 • Subscriptions		\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$800
4640 • Telecommunications		\$150	\$150	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$150	\$150	\$3,400
4660 • Uniforms		\$0	\$0	\$0	\$750	\$0	\$750	\$0	\$0	\$250	\$0	\$0	\$0	\$1,750
4670 • Vehicle - Fuel		\$100	\$100	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$100	\$100	\$2,400
4710 • Wristbands		\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Total Expenditure		\$654	\$2,501	\$2,451	\$27,813	\$42,591	\$42,782	\$49,910	\$45,688	\$52,663	\$28,796	\$598	\$2,451	\$298,900
TOTAL OPERATING SURPLUS		-\$654	-\$2,501	\$53,674	-\$25,713	-\$31,645	\$25,260	-\$36,943	-\$23,533	\$9,342	-\$28,533	-\$598	\$53,674	-\$8,171

Dargaville Leisure Limited
Profit & Loss Budget vs. Actual
June 2020

	Jun 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
1300 · Shop	575.74	0.00	575.74	100.0%
1700 · Cafe	161.60			
1800 · Council Subsidy	58,125.00	56,125.00	2,000.00	103.56%
Total Income	58,862.34	56,125.00	2,737.34	104.88%
 Cost of Goods Sold				
2000 · Stock				
2100 · Opening Stock	837.34			
Total 2000 · Stock	837.34			
 Total COGS	837.34	0.00	837.34	100.0%
 Gross Profit	58,025.00	56,125.00	1,900.00	103.39%
 Expense				
3300 · Utilities				
3310 · Electricity	258.71	0.00	258.71	100.0%
Total 3300 · Utilities	258.71	0.00	258.71	100.0%
 4010 · Accountant	1,500.00	1,600.00	-100.00	93.75%
4070 · Bank Charges	6.00	25.00	-19.00	24.0%
4240 · Equipment Hire/Rental	14.00	0.00	14.00	100.0%
4260 · Fire Security	188.00	150.00	38.00	125.33%
4560 · Rubbish Removal	22.00	0.00	22.00	100.0%
4640 · Telecommunications	283.41	0.00	283.41	100.0%
Total Expense	2,272.12	1,775.00	497.12	128.01%
 Net Ordinary Income	55,752.88	54,350.00	1,402.88	102.58%
 Net Income	55,752.88	54,350.00	1,402.88	102.58%

Dargaville Leisure Limited
Profit & Loss Budget vs. Actual
June 2020

AQUATICS

	<u>Jun 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
3300 - Utilities				
3310 - Electricity	<u>258.71</u>	<u>0.00</u>	<u>258.71</u>	<u>100.0%</u>
Total 3300 - Utilities	<u>258.71</u>	<u>0.00</u>	<u>258.71</u>	<u>100.0%</u>
Total Expense	<u>258.71</u>	<u>0.00</u>	<u>258.71</u>	<u>100.0%</u>
Net Ordinary Income	<u>-258.71</u>	<u>0.00</u>	<u>-258.71</u>	<u>100.0%</u>
Net Income	<u><u>-258.71</u></u>	<u><u>0.00</u></u>	<u><u>-258.71</u></u>	<u><u>100.0%</u></u>

Dargaville Leisure Limited
Profit & Loss Budget vs. Actual
June 2020

CUSTOMER SERVICE

	<u>Jun 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
1300 · Shop	575.74	0.00	575.74	100.0%
1700 · Cafe	161.60			
Total Income	<u>737.34</u>	<u>0.00</u>	<u>737.34</u>	<u>100.0%</u>
Cost of Goods Sold				
2000 · Stock				
2100 · Opening Stock	<u>837.34</u>			
Total 2000 · Stock	<u>837.34</u>			
Total COGS	<u>837.34</u>	<u>0.00</u>	<u>837.34</u>	<u>100.0%</u>
Gross Profit	<u>-100.00</u>	<u>0.00</u>	<u>-100.00</u>	<u>100.0%</u>
Net Ordinary Income	<u>-100.00</u>	<u>0.00</u>	<u>-100.00</u>	<u>100.0%</u>
Net Income	<u><u>-100.00</u></u>	<u><u>0.00</u></u>	<u><u>-100.00</u></u>	<u><u>100.0%</u></u>

Dargaville Leisure Limited
Profit & Loss Budget vs. Actual
June 2020

MANAGEMENT

	<u>Jun 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
1800 - Council Subsidy	58,125.00	56,125.00	2,000.00	103.56%
Total Income	<u>58,125.00</u>	<u>56,125.00</u>	<u>2,000.00</u>	<u>103.56%</u>
Gross Profit	58,125.00	56,125.00	2,000.00	103.56%
Expense				
4010 - Accountant	1,500.00	1,600.00	-100.00	93.75%
4070 - Bank Charges	6.00	25.00	-19.00	24.0%
4240 - Equipment Hire/Rental	14.00	0.00	14.00	100.0%
4260 - Fire Security	188.00	150.00	38.00	125.33%
4560 - Rubbish Removal	22.00	0.00	22.00	100.0%
4640 - Telecommunications	283.41	0.00	283.41	100.0%
Total Expense	<u>2,013.41</u>	<u>1,775.00</u>	<u>238.41</u>	<u>113.43%</u>
Net Ordinary Income	<u>56,111.59</u>	<u>54,350.00</u>	<u>1,761.59</u>	<u>103.24%</u>
Net Income	<u><u>56,111.59</u></u>	<u><u>54,350.00</u></u>	<u><u>1,761.59</u></u>	<u><u>103.24%</u></u>

Dargaville Leisure Limited

Profit & Loss Budget vs. Actual

July 2019 through June 2020

	Jul 19 - Jun 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
1000 · Pool				
1015 · Pool Memberships	5,844.00	4,725.00	1,119.00	123.68%
1017 · Pool DD Memberships	0.00	3,000.00	-3,000.00	0.0%
1020 · Casual Admissions	25,565.03	28,875.00	-3,309.97	88.54%
1030 · Pool Hire	9,908.83	15,175.00	-5,266.17	65.3%
1035 · Concessions	2,617.47	2,430.00	187.47	107.72%
Total 1000 · Pool	43,935.33	54,205.00	-10,269.67	81.05%
1025 · Aqua Aerobics	330.43	2,888.00	-2,557.57	11.44%
1100 · Swim School				
1140 · Swim school - private lessons	753.32			
Total 1100 · Swim School	753.32			
1300 · Shop	2,182.96	3,800.00	-1,617.04	57.45%
1700 · Cafe	1,391.53			
1800 · Council Subsidy	228,500.00	224,500.00	4,000.00	101.78%
Total Income	277,093.57	285,393.00	-8,299.43	97.09%
Cost of Goods Sold				
2000 · Stock				
2100 · Opening Stock	2,634.70			
2300 · Closing Stock	-2,634.70			
Total 2000 · Stock	0.00			
2200 · Purchases	2,731.91	1,900.00	831.91	143.79%
Total COGS	2,731.91	1,900.00	831.91	143.79%
Gross Profit	274,361.66	283,493.00	-9,131.34	96.78%
Expense				
3000 · Wage Expenses				
3010 · Employer K/S	1,571.10			
3030 · Inter Facility Wages	60,956.91			
3040 · Wages	61,111.49	144,327.00	-83,215.51	42.34%
Total 3000 · Wage Expenses	123,639.50	144,327.00	-20,687.50	85.67%
3300 · Utilities				
3310 · Electricity	69,552.74	88,750.00	-19,197.26	78.37%
Total 3300 · Utilities	69,552.74	88,750.00	-19,197.26	78.37%
4000 · ACC Levy	205.70	573.00	-367.30	35.9%
4010 · Accountant	1,500.00	1,600.00	-100.00	93.75%
4020 · Advertising Situations Vacant	585.91	200.00	385.91	292.96%
4025 · ASV - Police Vetting	59.53	200.00	-140.47	29.77%
4035 · Asset Management	900.00			
4040 · Assets under \$500	236.76	800.00	-563.24	29.6%
4070 · Bank Charges	149.36	300.00	-150.64	49.79%
4120 · Cleaning Contracts	209.48	1,050.00	-840.52	19.95%
4130 · Cleaning Supplies	131.12	750.00	-618.88	17.48%
4140 · CLM - Accountancy Fee	6,150.00	6,150.00	0.00	100.0%
4170 · CLM - Management Fee	35,520.00	35,520.00	0.00	100.0%
4180 · CLM - Marketing Fee	1,000.00	1,000.00	0.00	100.0%
4240 · Equipment Hire/Rental	3,697.95	700.00	2,997.95	528.28%
4260 · Fire Security	1,577.50	1,800.00	-222.50	87.64%
4270 · First Aid Supplies	196.55	850.00	-653.45	23.12%
4290 · General Expenses	0.00	700.00	-700.00	0.0%
4320 · Insurance	1,650.00	1,650.00	0.00	100.0%
4380 · Licences	0.00	750.00	-750.00	0.0%
4385 · Links Licences	612.00	612.00	0.00	100.0%
4400 · Marketing	222.00	2,826.00	-2,604.00	7.86%
4410 · Meeting Expenses	25.11	550.00	-524.89	4.57%
4430 · Office Supplies	191.04	550.00	-358.96	34.74%
4460 · Photocopying	0.00	400.00	-400.00	0.0%

Dargaville Leisure Limited
Profit & Loss Budget vs. Actual
July 2019 through June 2020

	Jul 19 - Jun 20	Budget	\$ Over Budget	% of Budget
4470 - Pool Chemicals	14,246.99	13,500.00	746.99	105.53%
4480 - Pool Tests	600.00	1,400.00	-800.00	42.86%
4490 - Postage	0.00	200.00	-200.00	0.0%
4540 - Repairs & Maintenance	10,078.19	10,250.00	-171.81	98.32%
4560 - Rubbish Removal	497.69	600.00	-102.31	82.95%
4570 - Security	463.60	400.00	63.60	115.9%
4600 - Staff Amenities	0.00	200.00	-200.00	0.0%
4610 - Staff Training	878.69	2,650.00	-1,771.31	33.16%
4630 - Subscriptions	800.00	175.00	625.00	457.14%
4640 - Telecommunications	3,659.36	2,400.00	1,259.36	152.47%
4650 - Travel & Accommodation	346.52			
4660 - Uniforms	1,844.49	1,650.00	194.49	111.79%
4670 - Vehicle - Fuel	124.50	2,000.00	-1,875.50	6.23%
4710 - Wristbands	0.00	250.00	-250.00	0.0%
5645 - Repairs & Maint - Council	355.00			
Total Expense	281,907.28	328,283.00	-46,375.72	85.87%
 Net Ordinary Income	 -7,545.62	 -44,790.00	 37,244.38	 16.85%
 Net Income	 -7,545.62	 -44,790.00	 37,244.38	 16.85%

Dargaville Leisure Limited

Profit & Loss Budget vs. Actual

July 2019 through June 2020

AQUATICS

	<u>Jul 19 - Jun 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
3000 - Wage Expenses				
3030 - Inter Facility Wages	31,122.43			
3040 - Wages	51,368.32	102,079.00	-50,710.68	50.32%
Total 3000 - Wage Expenses	<u>82,490.75</u>	<u>102,079.00</u>	<u>-19,588.25</u>	<u>80.81%</u>
3300 - Utilities				
3310 - Electricity	69,552.74	88,750.00	-19,197.26	78.37%
Total 3300 - Utilities	<u>69,552.74</u>	<u>88,750.00</u>	<u>-19,197.26</u>	<u>78.37%</u>
4040 - Assets under \$500	236.76			
4240 - Equipment Hire/Rental	751.30			
4470 - Pool Chemicals	14,246.99	13,500.00	746.99	105.53%
4480 - Pool Tests	600.00	1,400.00	-800.00	42.86%
4510 - Programme Expenses	0.00	0.00	0.00	0.0%
4540 - Repairs & Maintenance	10,078.19	10,250.00	-171.81	98.32%
4610 - Staff Training	782.60	1,000.00	-217.40	78.26%
4660 - Uniforms	1,844.49	1,500.00	344.49	122.97%
4670 - Vehicle - Fuel	124.50	0.00	124.50	100.0%
Total Expense	<u>180,708.32</u>	<u>218,479.00</u>	<u>-37,770.68</u>	<u>82.71%</u>
Net Ordinary Income	<u>-180,708.32</u>	<u>-218,479.00</u>	<u>37,770.68</u>	<u>82.71%</u>
Net Income	<u><u>-180,708.32</u></u>	<u><u>-218,479.00</u></u>	<u><u>37,770.68</u></u>	<u><u>82.71%</u></u>

Dargaville Leisure Limited
Profit & Loss Budget vs. Actual
July 2019 through June 2020

CUSTOMER SERVICE

	Jul 19 - Jun 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
1000 - Pool				
1015 - Pool Memberships	5,844.00	4,725.00	1,119.00	123.68%
1017 - Pool DD Memberships	0.00	3,000.00	-3,000.00	0.0%
1020 - Casual Admissions	25,565.03	28,875.00	-3,309.97	88.54%
1030 - Pool Hire	9,908.83	15,175.00	-5,266.17	65.3%
1035 - Concessions	2,617.47	2,430.00	187.47	107.72%
Total 1000 - Pool	43,935.33	54,205.00	-10,269.67	81.05%
1025 - Aqua Aerobics	330.43	2,888.00	-2,557.57	11.44%
1100 - Swim School				
1140 - Swim school - private lessons	753.32			
Total 1100 - Swim School	753.32			
1300 - Shop	2,182.96	3,800.00	-1,617.04	57.45%
1700 - Cafe	1,391.53			
Total Income	48,593.57	60,893.00	-12,299.43	79.8%
Cost of Goods Sold				
2000 - Stock				
2100 - Opening Stock	2,634.70			
2300 - Closing Stock	-2,634.70			
Total 2000 - Stock	0.00			
2200 - Purchases	2,731.91	1,900.00	831.91	143.79%
Total COGS	2,731.91	1,900.00	831.91	143.79%
Gross Profit	45,861.66	58,993.00	-13,131.34	77.74%
Expense				
3000 - Wage Expenses				
3030 - Inter Facility Wages	1,857.58			
3040 - Wages	9,743.17	16,623.00	-6,879.83	58.61%
Total 3000 - Wage Expenses	11,600.75	16,623.00	-5,022.25	69.79%
4240 - Equipment Hire/Rental	240.65			
4400 - Marketing	84.00	2,826.00	-2,742.00	2.97%
4430 - Office Supplies	0.00	150.00	-150.00	0.0%
4460 - Photocopying	0.00	400.00	-400.00	0.0%
4710 - Wristbands	0.00	250.00	-250.00	0.0%
Total Expense	11,925.40	20,249.00	-8,323.60	58.89%
Net Ordinary Income	33,936.26	38,744.00	-4,807.74	87.59%
Net Income	33,936.26	38,744.00	-4,807.74	87.59%

Dargaville Leisure Limited
Profit & Loss Budget vs. Actual
July 2019 through June 2020

MANAGEMENT

	<u>Jul 19 - Jun 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
1800 · Council Subsidy	228,500.00	224,500.00	4,000.00	101.78%
Total Income	<u>228,500.00</u>	<u>224,500.00</u>	<u>4,000.00</u>	<u>101.78%</u>
 Gross Profit	228,500.00	224,500.00	4,000.00	101.78%
 Expense				
3000 · Wage Expenses				
3010 · Employer K/S	1,571.10			
3030 · Inter Facility Wages	27,976.90			
3040 · Wages	0.00	25,625.00	-25,625.00	0.0%
Total 3000 · Wage Expenses	<u>29,548.00</u>	<u>25,625.00</u>	<u>3,923.00</u>	<u>115.31%</u>
 4000 · ACC Levy	205.70	573.00	-367.30	35.9%
4010 · Accountant	1,500.00	1,600.00	-100.00	93.75%
4020 · Advertising Situations Vacant	585.91	200.00	385.91	292.96%
4025 · ASV - Police Vetting	59.53	200.00	-140.47	29.77%
4035 · Asset Management	900.00			
4040 · Assets under \$500	0.00	800.00	-800.00	0.0%
4070 · Bank Charges	149.36	300.00	-150.64	49.79%
4120 · Cleaning Contracts	209.48	1,050.00	-840.52	19.95%
4130 · Cleaning Supplies	131.12	750.00	-618.88	17.48%
4140 · CLM - Accountancy Fee	6,150.00	6,150.00	0.00	100.0%
4170 · CLM - Management Fee	35,520.00	35,520.00	0.00	100.0%
4180 · CLM - Marketing Fee	1,000.00	1,000.00	0.00	100.0%
4240 · Equipment Hire/Rental	2,706.00	700.00	2,006.00	386.57%
4260 · Fire Security	1,577.50	1,800.00	-222.50	87.64%
4270 · First Aid Supplies	196.55	850.00	-653.45	23.12%
4290 · General Expenses	0.00	700.00	-700.00	0.0%
4320 · Insurance	1,650.00	1,650.00	0.00	100.0%
4380 · Licences	0.00	750.00	-750.00	0.0%
4385 · Links Licences	612.00	612.00	0.00	100.0%
4400 · Marketing	138.00			
4410 · Meeting Expenses	25.11	550.00	-524.89	4.57%
4430 · Office Supplies	191.04	400.00	-208.96	47.76%
4490 · Postage	0.00	200.00	-200.00	0.0%
4560 · Rubbish Removal	497.69	600.00	-102.31	82.95%
4570 · Security	463.60	400.00	63.60	115.9%
4600 · Staff Amenities	0.00	200.00	-200.00	0.0%
4610 · Staff Training	96.09	1,650.00	-1,553.91	5.82%
4630 · Subscriptions	800.00	175.00	625.00	457.14%
4640 · Telecommunications	3,659.36	2,400.00	1,259.36	152.47%
4650 · Travel & Accommodation	346.52			
4660 · Uniforms	0.00	150.00	-150.00	0.0%
4670 · Vehicle - Fuel	0.00	2,000.00	-2,000.00	0.0%
5645 · Repairs & Maint - Council	355.00			
Total Expense	<u>89,273.56</u>	<u>89,555.00</u>	<u>-281.44</u>	<u>99.69%</u>
 Net Ordinary Income	<u>139,226.44</u>	<u>134,945.00</u>	<u>4,281.44</u>	<u>103.17%</u>
 Net Income	<u><u>139,226.44</u></u>	<u><u>134,945.00</u></u>	<u><u>4,281.44</u></u>	<u><u>103.17%</u></u>

Joint Water Services Bill Submission

Meeting: Kaipara District Council
 Date of meeting: 31 March 2021
 Reporting officer: Donnack Mugutso, Waters and Waste Manager

Purpose | Ngā whāinga

The purpose of this report is to inform Council of the four Northland Councils joint submission on the Water Services Bill that closed on 2 March 2021.

Executive summary | Whakarāpopototanga

This report presents the Northland Councils' Joint Water Services Bill to Council for information purposes. A circulation of the submission was sent immediately after receipt to Elected Members on 1 March. Council sought relief on three items, namely the excessive offences and punishments, the requirement for Councils to take over failing private water supply systems and the annual registration fees. Staff incorporated these requests in the submission and noted that if the second relief is upheld, then the third will not be applicable; council would not need to pay the annual registration fees.

Recommendation | Ngā tūtohunga

That the Kaipara District Council

- a) Notes the Notes the Joint water Services Bill Submission report
- b) Requests further update on the Water Service Act once the Bill turns into law.

Context | Horopaki

At the 3 February 2021 Council Briefing, staff presented the Water Services Bill report, with a timeline on the progression of the Bill. At the time, the process was open for submissions which closed on 2 March. The four Northland Councils decided to make a joint submission (**Attachment A**) by the due date. The report promised that staff would bring the Joint Water Service Bill Submission to the February Council meeting. During discussions of the report, Elected Members observed that may not be feasible to have the submission ready before the and a circulation would be appropriate under the circumstances. Staff circulated the submission on 1 March 2021, just after a final draft was approved and signed.

We present this report for completeness.

The timeline of events is shown below. The Bill is expected to receive Royal Assent later this year (2021).



The February Report discussed some aspects of the Bill including:

The Bill and the new Water Regulator – Taumata Arowai

The six Fundamental Principles of Drinking Water Safety

The Bill's trigger to the amendment of other legislation such as:

- Building Act 2002
- Civil Defence and Emergency management Act 2002
- Health Act 1956
- Local Government Official Information and meetings Act 1991, and instruments like;
- Building Regulations 1992
- Camping Grounds regulations 1985
- Corrections Regulations 2005
- Education Regulations 2005
- Food Regulations 2015
- Housing improvements Regulations 1947
- Medicines Regulations 1984.

During the discussion of the report, and in written questions, Elected Members requested that the following be addressed in the submission:

- The excessive offences and punishments (Part 3 subpart 10 clause 168) – we sought relief from the clause as it is currently written
- The requirement to have Councils take over a failing private water scheme (Part 5 Local Government Act Amendments – Subpart 7 Clause 127) – we sought relief from this clause
- annual registration payment – this was discussed, and we observed that the water supplier will be paying the annual registration fees. If the relief from clause 127 is upheld, then Council does not have any registration fees to pay.

Discussion | Ngā kōrerorero

Policy and planning implications

None.

Financial implications

None.

Risks and mitigations

There are no risks associated with submission to the Water Services Bill.

Significance and engagement | Hirahira me ngā whakapāpā

The decisions or matters of this report are considered to have a low degree of significance in accordance with Council's Significance and Engagement Policy. No feedback is required, and the public will be informed of Council's decision via the agenda and minutes publication of this meeting, on the website and through other channels if appropriate.

Next steps | E whaiake nei

Staff to track the progress of the Bill and brief Council of the Water Services Act and how this affects the Kaipara District Council.

Attachments | Ngā tapiritanga

	Title
A	Joint Water Services Bill Submission

In reply please quote Water Services Bill Joint Submission
Or ask for Simon Weston - WDC General Manager Infrastructure

Forum North, Private Bag 9023
Whangarei 0148, New Zealand
P +64 9 430 4200
E mailroom@wdc.govt.nz
www.wdc.govt.nz

23 February 2021

Committee Secretariat
Health Committee
Parliament Buildings
Wellington

Joint Submission to the Water Services Bill by Whangarei District Council, Far North District Council, Kaipara District Council and Northland Regional Council

Introduction and Background

This submission is undertaken on behalf of the three territorial authorities within Northland – Whangarei District, Kaipara District and Far North District and the Northland Regional Council (the Councils).

The Councils welcomes the opportunity to submit on the Water Services Bill. It is our understanding that this legislation will implement the Government's decision to comprehensively reform the drinking water regulatory system, with targeted reforms to improve the regulation and performance of wastewater and stormwater networks.

The submission is ordered to follow the structure of the Bill addressing points as they are identified in the document.

Part 1 Preliminary Provisions

Sub part 2 – Interpretation

Clause 5 Interpretation

1. There is no definition of “reticulation”.
It is important to clarify what a reticulated supply is as this term is used in several places throughout the Bill including the requirement for reticulated supplies to provide for residual disinfection.

Relief sought – Provide a definition of reticulation.

2. The definition of source water only relates to freshwater.
This does not allow for salt water or recycled water to be a source which potentially limits future technologies and pathways to provide water.

Relief sought – Remove the word freshwater from the definition of source water.

3. Stormwater Network – It is unclear what the extent of a stormwater network is.
This is important in determining the extent of upstream catchments and the responsibilities for managing upstream effects. There is no definition of the built area that can be used to determine this.

Relief sought – Clarify meaning of stormwater network and define built area.

4. Clause 7 – Meaning of safe in relation to drinking water.

We support this clause in that it acknowledges a potential difference between safe drinking water and water that complies with the drinking water standards and therefore enables clauses 21 and 22.

Relief sought – Retain the clause and definition of safe water.

Part 2 - Provisions relating to supply of drinking water

Part 2 Subpart 1 - Duties of drinking water suppliers

5. Clause 22 - Duty to comply with drinking water standards.

We support clause 22 in principle, however, we believe there needs to be the ability for the water supplier and Taumata Arowai to take a pragmatic approach to minor non-compliance with standards, where the drinking water is not unsafe and where the requirements of 22 (2) (e) and (f) are not commensurate with the level of risk. We also understand that in some circumstances testing results may not always be accurate and have a margin of error.

Relief sought – amend clauses 22(2)(e) and (f) to require the water supplier to obtain agreement with Taumata Arowai as to the measures required and the degree of public notification.

6. Clause 22 and 48 -Duty to comply with standards and rules.

We support the duty to comply with the Drinking Water Standards and Compliance Rules. However, we note that from time to time minor non-compliances or technical infringements occur that have no impact on the safety of the water supply and if reported would give the audience a falsely negative indication of the reliability of the water supply. It is recommended that Taumata Arowai be given the power to grant leniency to water suppliers, where in the opinion of Taumata Arowai, the non-compliance was minor, or there was a degree of doubt, or did not impact on the safety of the water, or was a one off occurrence and would not be a fair reflection on the reliability of the water supply if reported as a non-compliance. Examples could be where an MAV for a parameter is slightly exceeded when tested by one laboratory but is below the MAV when the same sample is tested by a different laboratory. Or data missing for a supply exceeds the rules by only a few seconds and the data either side is fully compliant.

Relief sought – Provide Taumata Arowai with the discretion to grant leniency for minor or technical non compliances with standards and rules where these occurrences are not reflective of the overall performance of the water supply.

7. Clause 25 – Duty to supply sufficient quantity of drinking water.

The meaning of drinking water under clause 6 effectively limits the duty of the supplier in clause 25 to providing a small proportion of water normally needed by a community. Consideration should be given to whether a supplier should be required to, under normal circumstances, provide water for a wider range of uses such as industry and business, cleaning, watering and firefighting.

It should also be clarified if a drinking water supplier has an obligation to provide water to a water carrier for the purpose of providing water to self-suppliers. Clarification should include the quantity of water that needs to be supplied and the use to which that water may be put, given the majority is unlikely to be used for drinking water. It should also be clarified if a drinking water supplier is required to provide water to water carriers who are delivering water to users outside of their area, district or region. Do registered water carriers, as drinking water suppliers, have any duties under clause 25?

An option would be to require TLAs to have agreements with drinking water suppliers within the areas to provide water to water carriers.

Relief sought – Consider whether duty to supply needs to be expanded beyond just drinking water and clarify obligations of water suppliers to provide water to water carriers. Where suppliers are unable, for legitimate reasons, to continue to supply water a suitable mechanism should be available for pragmatic options to be easily implemented without the supplier committing an offence.

8. Clause 25 – Duty to supply sufficient quantity of drinking water.

From time to time we come across connections that had been made illegally to the water supply network. This could be in an attempt to avoid payment of connection fees, to avoid installing required infrastructure (meter and/or backflow preventer), to avoid ongoing fees or because that property is not entitled to a connection. A water supplier should not have a duty to provide water to a consumer who does not have permission to connect to the network. Unauthorised persons should be strongly discouraged from connecting to a network. It is important that a water supplier can immediately disconnect such connections as they would potentially pose a risk to the network from poor installation as well as an increased risk from backflow. A supplier should not be required to provide a connection to a property that does not meet the conditions of supply or has not paid the required fees.

Relief sought – Provide for the water supplier to be able to disconnect a connection that has been made to a network without written permission from the network operator. The water supplier should be able to recover the costs of disconnection from the owner.

9. Clause 26 – Duties where sufficient quantities of drinking water at imminent risk.

It is rare that the quantities of water required solely for drinking are at risk. However, the need to impose restrictions for non-drinking usage on an increasing scale is common, particularly during droughts. Many businesses would have legitimate claims that water they used for other than drinking is still essential. There needs to be clarification of what “essential purposes” are and the duty of the supplier to meet these needs under clause 25.

We consider that water supplies not owned by local authorities should not have to apply to the local authority to impose restrictions. Consequently, provision should be made in this Bill to enable any water supplier to impose restrictions under this clause. This could be done in accordance with an approved drought management plan or in accordance with the water supplier’s Water Safety Plan.

Consideration would have to be given as to how enforcement of the restrictions would be applied and whether penalties could be imposed and by whom.

Relief sought – Provide all water suppliers with powers to impose restrictions directly.

10. Clause 27 – Duty to provide against risk of backflow.

We support the intent of this clause. However, there is always a risk of backflow and the Water Safety Plan Guides for Drinking Water Supplies D2.4 Backflow Prevention, issued by the Ministry of Health, identifies these. This guide requires the backflow device to be installed at the boundary and this is not clear in clause 27. This clause is not in line with clause 69ZZZ in the Health (Drinking Water) Amendment Act. The clause needs to be clear that a backflow preventer needs to be installed at the point of supply and is independent of any internal backflow prevention the owner may have.

Relief sought – Remove the discretion of the supplier to consider whether backflow prevention is required. The level of risk should be assessed against the Ministry of Health document, *Water Safety Plan Guides for Drinking Water Supplies Clause D2.4 Backflow Prevention*, or other document that may be issued by Taumata Arowai.

Part 2 Subpart 2 – Drinking water safety plans

11. Clause 30 – Owner must have drinking water safety plan.

The Councils support the requirement for drinking water safety plans. However, the requirement in 30 (2) to lodge the plans and any changes, is not allowing for improvements in planning and use of current planning and data/document management software. In the future these plans are unlikely to be single documents that can be easily lodged with Taumata Arowai. It is probable that to be effective, the plans will be living documents with links to numerous other working documents, spreadsheets and databases. In addition, large suppliers will have multiple plans with generic information that is applicable to all drinking water sources and plans. This information is best held centrally and not repeated in all documents. The Bill needs to allow for improvements in water safety planning and use new technologies for both the documentation and implementation of the plan. It is considered that lodging the plan with Taumata Arowai and providing updated physical or even electronic copies when changes are made is not practical or desirable. A more pragmatic approach may be to require suppliers to notify Taumata Arowai when a plan has been completed or reviewed and provide access to it on request or through an audit process. Thereafter the supplier shall record all changes made to the plan or key documents associated with the plan.

Relief sought – Change clause 30 (2) to require a water supplier to inform Taumata Arowai when a Water Safety Plan has been completed or reviewed and to record all changes to Water Safety Plans made between reviews by Taumata Arowai.

Part 2 Subpart 3 - Requirements relating to notifications and record keeping

12. Clause 35 – Duty to notify Taumata Arowai of notifiable risk or hazard.

Declaring risks and hazards by way of Gazette that are then required to be notifiable, implies that some of these risks and hazards are already known. It would be helpful if examples of notifiable risks and hazards were included in the Bill.

Relief sought – Provide examples of already identified risks and hazards that are likely to be classified as notifiable within the Water Services Bill.

Part 2 Subpart 5 - Source Water

13. As discussed in definitions, this part should cover non-freshwater sources such as water re-use and saline sources.

There is nothing in the subpart that requires any party to act urgently to stop or prevent contamination of a water source. There is a requirement to publish and share information about risks and hazards under Clause 44, but no immediate actions. Notwithstanding that there may be requirements under other legislation. It is recommended that Regional Councils be required to take appropriate follow-up action if informed by a water supplier or other party of an increase in risk to a drinking water source. This could be by way of physical intervention or abatement notice, even if testing or monitoring results have yet to be confirmed.

Relief sought – Require a Regional Council to take appropriate follow-up action if an increased risk to a water source is identified.

Part 2 Subpart 6 – Standards, rules, directions and other instruments

14. Clause 51 – Templates and models.

In general, the Councils support the requirements of this subpart. However, its addition to the provision in Clause 51 for Templates and Models, it is considered vital that these instruments are supported by guidance documents such as the Ministry of Health's "Guidelines for Drinking Water Quality in New Zealand" and "Water Safety Plan Guides for Drinking Water Supplies". These documents provide not only how-to information, but useful background and historic information that enables water suppliers to understand how and why standards, rules and treatment processes are as they are.

Taumata Arowai should be responsible for taking over and updating these documents as they are a valuable resource for water suppliers.

Relief sought – Tuamata Arowai to take responsibility and issue guidance documents for drinking water quality management and water safety planning.

Part 2 Subpart 9 – Emergency Powers

15. Clause 58 – Taumata Arowai may declare drinking water emergency.

If Taumata Arowai declares a drinking water emergency, then Tuamata Arowai should be the lead agency for the emergency. Taumata Arowai should use Civil Defence protocols including nominating a Controller for the emergency event. These protocols, including the CIMS (co-ordinate incident management system) structure are well understood by territorial authorities and most drinking water suppliers.

Relief sought – A clause should be added to require Tuamata Arowai to use Civil Defence protocols when declaring and managing a drinking water emergency.

Part 2 Subpart 11 – Laboratory accreditation and testing

16. Clause 72 - Duty to use accredited laboratory to analyse water.

The Council's do not agree that an accredited laboratory should notify Taumata Arowai when MAVs are exceeded as proposed under 72 (2). It is considered that this would cause confusion, double reporting and an excessive workload for Taumata Arowai. It would also require the laboratory to know the source and origin of all water samples so it could determine if the sample was taken for the purpose of compliance or other reasons such as plumbosolvency monitoring or source water monitoring. Also, many smaller laboratories forward more complicated testing to larger laboratories. Which would raise the question of which laboratory is required to report? It is suggested that the duty to report remains with the drinking water supplier on receipt of notification of an exceedance being identified.

Relief sought – Require laboratories to notify the drinking water supplier as soon as possible if analysis indicates drinking water standards have been exceeded. Modify 72 (2) for the drinking water supplier to notify Taumata Arowai.

17. Clause 74 – Requirements for laboratory accreditation body.

An accreditation body must be impartial and not be part of, or owned by a drinking water supplier or a business that owns or operates laboratories. An accreditation body should be able to investigate complaints about the performance of laboratories they have accredited. Reports of these investigations should be made available to the complainant and to Taumata Arowai.

Relief sought – The criteria and standards for accreditation bodies prescribed by Taumata Arowai to be strengthened to ensure they are impartial and can undertake investigations effectively.

18. Clause 76 – Accreditation.

The accreditation body should accredit laboratories only for specific tests that they are able to demonstrate competency in.

Relief sought – Modify 76(1) to ensure it is clear laboratories can be accredited for specific tests they are competent in.

19. Clause 79 – Suspension or revocation of accreditation.

Clause 79 outlines the process if a laboratory does not meet the prescribed criteria. However, there is no discussion or requirements on how the laboratories will be monitored. Either the accreditation body or Taumata Arowai should be required to undertake an inter-laboratory comparison programme for all tests required by the Drinking Water Standards to ensure results across laboratories are consistent. The results and reports from these programmes should be made available to Taumata Arowai and water suppliers on request.

Relief sought – Add a clause outlining the responsibilities of the accreditation body to monitor and ensure compliance with the prescribed criteria and standards. This should include an inter-laboratory comparison programme to ensure consistency of testing across laboratories.

Part 3 Enforcement and Other Matters

Part 3 Subpart 6 – Planning and Reporting Requirements to Taumata Arowai

20. Clause 135 – Taumata Arowai to publish annual drinking water regulation report. In clause 135 to deliver a report by July will require information to be sought from the drinking water suppliers. It is unclear as to what the reporting period is that Taumata Arowai will be reporting on and what the compliance year will be.

Relief sought – Amend Clause 135 to include the reporting period for the annual drinking water regulation report.

Part 3 Subpart 10 – Offences

21. Clause 168 – Offence involving supply of drinking water from unregistered supply. It is unclear under clause 168 if it is an offence to deliver water to customers in containers as would happen from time to time? This is something our contractors do when there is a temporary outage and it is not practical to get a water carrier. The contractors would not be registered water suppliers.

Relief sought – Clarify that when a water supplier organises the delivery of water in containers, provided that the containers are filled from a registered drinking water supply, the supplier or their contractors do not commit an offence.

22. General – The list of offences and the penalties for the offences is excessive. It is acknowledged that some offences are required but there needs to be a reasonable balance. Staff need to be able to do their jobs without fear of severe penalties or sanctions. The impact of a large number of minor offences and excessive fines could be poor decision making by operators under unnecessary pressure and consequently more staff leaving the industry. Taumata Arowai has sufficient powers in relation to authorisations and registrations to monitor and sanction minor offences. The offences clauses should be limited to major offences of recklessness or gross negligence.

Relief sought – Reduce number of offences and only have those caused by recklessness and gross negligence.

Part 5 Local Government Act Amendments

23. Sub part 7 - Clause 127 - Duty to ensure communities have access to drinking water if existing suppliers facing significant problems. The Three Waters Reform programme has strongly indicated that the provision of drinking water will be removed from local government organisations and given to multi-regional, publicly owned water entities. If this occurs the expertise to assess and manage water supplies will then not sit with territorial authorities, as they will no longer be water suppliers. To require a territorial authority to take over a water supply and again become a water supplier is contradictory to the intent of the Reform. In addition, the work required as outlined within the Water Services Bill will require considerable resources and funding to achieve. This aspect is not easily resolvable without additional funding. It is recommended that Taumata Arowai be required to work with an existing registered water supplier (this may or may not be a territorial authority) to assist failing private water supplies. Consideration should be given to giving water suppliers a duty to assist neighbouring water suppliers if, in the opinion of Taumata Arowai, they are best placed to do so.

Relief sought – Amend Clause 127 of the LGA to remove the requirement for a territorial authority to take over a failing private water supply and require Taumata Arowai to work with another water supplier to resolve the problem or potential problem.

Bill exempts the most risky water supplies

The Three Water Reform programme so far has focused almost exclusively on the risks from community water supplies. We are unaware of any significant analysis of broader public health risks from drinking water.

The 2016/17 Ministry of Health Annual Report on Drinking Water Quality deals only with community supplies. The report states that the “report population” is 3,815,000 people. Statistics New Zealand’s website shows the population of New Zealand in June 2017 as 4,790,000. That means that there are almost 1 million New Zealanders (25% of the population) who are not covered by the MoH Annual Drinking Water Quality Report and thus get their water from non-community supplies.

Most of those people are receiving water from roof supply and a lesser number from bores or streams. Certainly, roof supply is by far the most common means for obtaining drinking water in Northland, where approximately 20% of Whangarei District, 70% of Kaipara District and 50% of Far North Districts populations are not on reticulated water supply and in most cases, it is untreated or largely untreated.

Abbot, Caughley and Douwes 2007 studied roof water quality. They estimated that more than 10% of the New Zealand population gets its water from roof supply. Their study showed that 70% of samples from roof collected water systems failed to meet the 2005 New Zealand Drinking Water standards because of bacterial contamination. They determined that over half the samples (53%) were heavily contaminated (greater than 60 FC per 100mls). Another study in the Wairarapa (Dennis 2002) found that all roof supplies have at least one transgression of the drinking water quality standards over a three-month period.

If one uses the lowest estimates (10% of population and 30% compliance) then there are 335,300 people drinking potentially unsafe water from non-reticulated supplies. If one uses the highest estimates, (number of NZ population not included in MoH Report and 0% compliance) then the figure is 975,000 people drinking potentially unsafe water. It seems a reasonable conclusion that between 500,000 and 700,000 people on non-reticulated supplies are drinking potentially unsafe water.

In the case of reticulated water covered by the Ministry of Health Annual Report on Drinking Water Quality (above) the comparable result is 1.4% (or 52,000 people) potentially drinking water that is non-compliant because of high bacterial counts¹.

It’s reasonable to conclude that approximately 90% of those people having drinking water with bacterial contamination are on non-reticulated supplies and only 10% will be affected by improvements to reticulated systems. The most optimistic figure would suggest that 15% would be affected by improvements leaving 85% on non-reticulated supplies still exposed.

Correlation between unsafe drinking water and disease

The Environmental Health Indicators of New Zealand (EIHNZ) website reports that in 2016 there were 7173 notifications of *Campylobacter*. In 1466 of those cases (20%) the patients had drunk untreated water during the incubation period. For Giardiasis, there were 1379 cases of which 222 (16%) reported drinking untreated water and for *Cryptosporidium* there were 962 cases notified of which 242 (25%) reported drinking untreated water². The EIHNZ website also suggests that these figures may be an underestimate. In the first week of 2019, 15 cases of *Campylobacter* were

¹ Page 20 Annual Report on Drinking-water Quality 2016/17 Ministry of Health

² Environmental Health Indicators of NZ Website (EIHNZ)

reported in Northland³ of which 5 were possibly infected from drinking untreated water at home according to a DHB spokesperson⁴. This data suggests that perhaps 1 in 5 cases come from drinking untreated water.

The Ministry of Health report entitled “Estimation of the Burden of Water Borne Diseases in New Zealand; Preliminary Report” (Ball 2006) estimates between 18,000 to 34,000 cases of gastro intestinal disease per annum (3 to 6 times greater than the Havelock North outbreak⁵) from drinking contaminated water and warns this is probably an underestimate. If 20% of those come from drinking untreated water (i.e. non-reticulated supplies) then 3600 to 6800 New Zealanders get sick from drinking untreated water every year.

By excluding domestic self-suppliers from the three waters reform, a large portion of the most vulnerable people are left at risk from inadequate water supplies. The reform programme and the new legislation may help reduce the risk of another Havelock North, but it will do little to address the number of people getting sick each year from drinking untreated water.

Relief sought –

1. Include water quality standards domestic for self-supplies; and
2. Include domestic self-suppliers in the regulatory regime overseen by Taumata Arowai.

Yours faithfully,



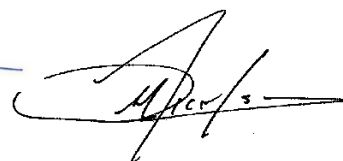
Shaun Clarke
Chief Executive
Far North District
Council



Louise Miller
Chief Executive
Kaipara District
Council



Rob Forlong
Chief Executive
Whangarei District
Council



Malcolm Nicolson
Chief Executive
Northland Regional
Council

³ Northland had 244 cases in 2018 which if extrapolated would suggest that Northland has between 40 and 50 cases from drinking water at home

⁴ Northern Advocate 8 January 2019

⁵ P 21 Annual Report Drinking Water Quality

Response to petition demanding a poll on the establishment of Māori ward(s) in the Kaipara District

Meeting: Kaipara District Council
 Date of meeting: 31 March 2021
 Reporting officer: Gavin Dawson, Governance Advisor

Purpose | Ngā whāinga

To provide a response on the petition received by Council demanding a poll on the establishment of Māori ward(s) in the Kaipara District.

Recommendation | Ngā tūtohunga

That the Kaipara District Council:

- a) Notes that the Local Electoral (Māori Wards and Māori Constituencies) Amendment Act 2021 was enacted on 1 March 2021 removing the right for the public to demand a binding poll.
- b) Notes that the valid demand for a poll received by Council at the February Council meeting was subsequently cancelled with the public notified.

Discussion | Ngā kōrerorero

Council received a petition demanding a poll be held on the establishment of Māori ward(s) in the Kaipara District at its February Council meeting. Our electoral officer checked the petition names and addresses and advised that the petition had met the threshold for a poll to be run.

Parliament was travelling through its decision-making process regarding the process behind Māori wards at the time of the Council meeting. It was signalled that staff would report back to the March Council meeting regarding the legislative impacts on the petition.

The Local Electoral (Māori Wards and Māori Constituencies) Amendment Act 2021 (the 'Act') was enacted on 1 March 2021. This legislation removes the right for constituents to demand a poll, even where any demands had been received before the date of enactment, which is the situation here.

As required under the legislation at the time, Council publicly notified that a valid petition to demand a poll was received and advised that a poll would be run. Once the new legislation was enacted, Council (along with the Northland Regional Council and Whangarei District Council) placed a joint public notice in the Northern Advocate on Tuesday 2 March 2021 advising that the poll would be cancelled. This was also displayed on the Council public website and is available at **Attachment A**.

Significance and engagement | Hirahira me ngā whakapāpā

The decisions or matters of this report are considered to have a low degree of significance in accordance with Council's Significance and Engagement Policy. No feedback is required, and the public will be informed of Council's decision via the agenda and minutes publication of this meeting, on the website and through other channels if appropriate.

Attachments | Ngā tapiritanga

	Title
A	Joint advertisement published in the Northern Advocate on Tuesday 2 March 2021

NOTICE OF CANCELLATION OF MĀORI WARDS & CONSTITUENCIES POLLS KAIPARA DISTRICT COUNCIL WHANGAREI DISTRICT COUNCIL & NORTHLAND REGIONAL COUNCIL

Further to public notice made on 25 February 2021 advising that valid demands for a poll have been received for Kaipara District Council, Whangarei District Council and Northland Regional Council, and that binding polls on Māori wards and Māori constituencies would be held on 21 May 2021, **notice is now given that these polls are now cancelled.**

The Local Electoral (Māori Wards and Māori Constituencies) Amendment Bill has now been passed into law and any demand for a poll must be disregarded and the requirement to hold a binding poll is cancelled.

Dated at Whangarei

2 March 2021

Dale Ofsoke, Electoral Officer
Independent Election Services Ltd

for Kaipara District Council, Whangarei District Council & Northland Regional Council



Kaipara he Whangarei • Tui Okeani Tui Raukoura

459



Te Kaunihera ā rohe o Te Taitokerau

Phone 0800 922 822



Exceptions Report

For the month of February 2021

Financial Report

Capital Programme

Programme Exceptions

Significant Projects

Procurement

Building and Resource Consents

Customer Services

Financial Report

Statement of Operating and Capital Performance

	This Month 28 February 2021				Indicator	Year to 28 February 2021				Indicator	Whole Year	
	Actual \$'000	Annual Plan \$'000	Variance \$'000			Actual \$'000	Annual Plan \$'000	Variance \$'000			Annual Plan \$'000	Forecast \$'000
All												
Rates	3,168	3,198	(30)	●		26,775	26,137	638	●		38,780	38,780
Activity Revenue and Other Income	1,019	529	490	●		5,582	4,127	1,455	●		6,454	6,454
Subsidies and Grants - Operational	1,100	431	669	●		7,959	3,337	4,622	●		4,809	5,536
Total Operating Income	5,287	4,158	1,129	●		40,315	33,602	6,714	●		50,042	50,770
Employee Benefits	1,078	1,046	(32)	●		9,073	9,071	(2)	●		13,142	13,142
Contractors	98	129	31	●		1,022	1,214	192	●		1,888	1,888
Professional Services	521	342	(179)	●		4,266	3,151	(1,115)	●		4,724	4,863
Repairs and Maintenance	1,221	765	(456)	●		9,979	7,306	(2,674)	●		10,240	12,560
Finance costs	166	238	72	●		1,469	1,907	438	●		2,860	2,860
Other Operating Costs	834	448	(386)	●		4,625	4,620	(5)	●		7,040	7,070
Total Operating Costs	3,918	2,968	(950)	●		30,434	27,268	(3,166)	●		39,894	42,383
Operating Surplus/(Deficit) (before Depreciation)	1,369	1,190	179	●		9,882	6,334	3,548	●		10,148	8,386
Capital Subsidies	1,582	1,318	264	●		9,035	10,393	(1,358)	●		15,081	17,507
Contributions	419	254	165	●		3,222	2,033	1,189	●		3,046	3,046
Other Capital Revenue	13	0	13	●		24	0	24	●		0	0
Total Capital Revenue	2,014	1,572	442	●		12,281	12,426	(145)	●		18,127	20,554
Capital Expenditure	1,804	2,217	413	●		12,955	15,772	2,818	●		27,822	33,236
Total Capital Payments	1,804	2,217	413	●		12,955	15,772	2,818	●		27,822	33,236
Subtotal Capital	210	(645)	855	●		(673)	(3,346)	2,673	●		(9,695)	(12,683)
Surplus/(Deficit) - before Loan Payments and Depreciation	1,579	545	1,034	●		9,208	2,988	6,221	●		453	(4,296)

*Includes Carry overs:

- Waipoua River Road project - \$1,159,902
- Dargaville Wastewater desludging - \$983,000

Key: ● Within 5% of budget

● Over or under budget by 5 - 10%

● Over or under budget by more than 10%

Statement of Operating Performance

Comments on major variances

Operating Income:

Account	Rationale	YTD Variance \$000
Rates Revenue	<p>Penalties are ahead of budget for the year to date due to arrears penalties applied (July 2020) and instalment penalties.</p> <p>Targeted rates for wastewater are overall ahead of budget due to capital repayments for the Mangawhai scheme but recorded as revenue for accounting purposes.</p> <p>Water by meter ahead of budget, mainly in Dargaville</p>	<p>183</p> <p>389</p> <p>153</p>
Activity Revenue and Other Income	<p>Activity revenue:</p> <ul style="list-style-type: none"> • Increase in Building Control revenue year to date. This month up \$37k on budget. • Increase in Resource consenting income year to date. This month decrease of \$15k. • Increase in Licences, Registrations fee year to date. This month increase of \$4k. • External recovery costs are ahead of budget for year to date. <p>This month: Received \$47k towards rates accounts from Mangawhai Heads campground. Additional revenue of \$249k charged to applicant to cover costs for Mangawhai Central private plan change and NTA recoveries of \$110k invoiced but covering prior months.</p>	<p>322</p> <p>109</p> <p>84</p> <p>863</p>
Operating Subsidies and Grants	<p>Te Tai Tokerau Redeployment Package the "Shovel Ready" project subsidies were invoiced in the month of September.</p> <p>This month: Further monthly subsidies of \$39,491 received.</p> <p>Operational subsidies from NZTA are ahead of budget year to date due to maintenance work completed earlier than scheduled.</p> <p>Revenue raised for PGF funding for Kaipara Kickstart Programme milestone claims.</p> <p>This month: Dargaville Pontoon payment claim of \$656,620 was raised and additional milestone claim of \$130,435 for Kai for Kaipara project.</p>	<p>1,501</p> <p>2,036</p> <p>1,050</p>

Operating Costs:

Account	Rationale	\$000
Employee Benefits	Employee benefits costs are on budget for the month and year to date	
Contractors	The contractor's costs are on below budget for the year to date.	192
Professional Services	The professional services costs are ahead of budget for the year to date. Includes: <ul style="list-style-type: none"> \$497k for Kaipara Kickstart work not budgeted for but funded by subsidies as above \$312k for addition planning services to support the Resource Management activity \$367k for roading professional services but offset by NZTA subsidies as above 	1,115
Repairs and Maintenance	Community activities – Te Tai Tokerau Redeployment Package the “Shovel Ready” project started August 2020 - removal of trees at Mangawhai Community Park and design, build and construct 5 mountain bike tracks at Harding Park. This month: The Te Tai Tokerau Redeployment Package project costs for the month of February are \$37,737. The total cost of this project is offset by the funding noted above under subsidies and grants.	1,337
	Roading: - Roothing works maintenance programme is ahead of budget – due earlier completion of scheduled unsealed roads maintenance work. This month: Roothing – Local Network improvements “Shovel Ready” project started – removal of hazardous trees and spot spraying noxious weeds, litter collection and clean-up (\$54,912).	1,259
	Waters: - Increase of cost due to Rotu Water Intake emergency slip repairs work undertaken and increase of plant operations.	641
Finance Costs	Below budget due to lower inter-period loan balances.	438
Other Operating Costs	Costs overall are lower than budget. This month: <ul style="list-style-type: none"> Grant of \$330k was paid to Sport Northland to cover operation and repairs and maintenance of Dargaville Swimming pool. Audit fees – timing difference from budgeted month of payment. 	82

Capital Revenue

Account	Rationale	\$000
Capital Subsidies	Capital subsidies overall are lower than budget year to date, due to projects work not started yet: <ul style="list-style-type: none"> Roothing – This month capital works are lower than budget due to budget timing difference. District Leadership – PGF projects funding (project milestone to be completed before funding can be claimed) This month:	(1,725) (3,656)

	<p>Kaihu Valley Trail progress claim of \$347,826 has been raised along with a claim for the Dargaville Pontoon of \$656,620.</p> <p>The Kaipara District Council 3 Waters Stimulus Grant totalling \$4,691,048 with \$2,345,524 being the first instalment received in January 2021.</p>	<p>2,346</p>
Contributions	<p>The contributions are overall ahead of budget year to date.</p> <ul style="list-style-type: none"> • Development contributions are lower than budget for this month and year to date. • Financial contributions significantly are ahead of budget for the month and year to date. 	<p>(452)</p> <p>1,641</p>

Public Debt: The public debt position as at 28 February 2021 is \$44 million and the net debt position (debt less cash) is \$29.7 million.

Public Debt and Requirements		June 2020	28 February 2021	June 2021
		\$000's	\$000's	\$000's
Debt				
	Public Debt	44,000	44,000	51,320
	Cash in bank (overnight deposits)	(4,398)	(14,272)	(1,926)
	Net Debt	39,602	29,728	49,393
Reserves (future obligations)				
	Development Contribution Reserve	(24,702)	(24,702)	(25,415)
	Other Reserves	17,848	17,849	13,021
	Total reserves (future obligations)	(6,854)	(6,854)	(12,395)
Debt Requirements				
	Public Debt	44,000	44,000	51,320
	Future obligations	17,848	17,849	13,021
	Gross Debt Requirement	61,848	61,849	64,340
	Less cash in bank	(4,398)	(14,272)	(1,926)
	Net Debt Requirements	57,451	47,577	62,414

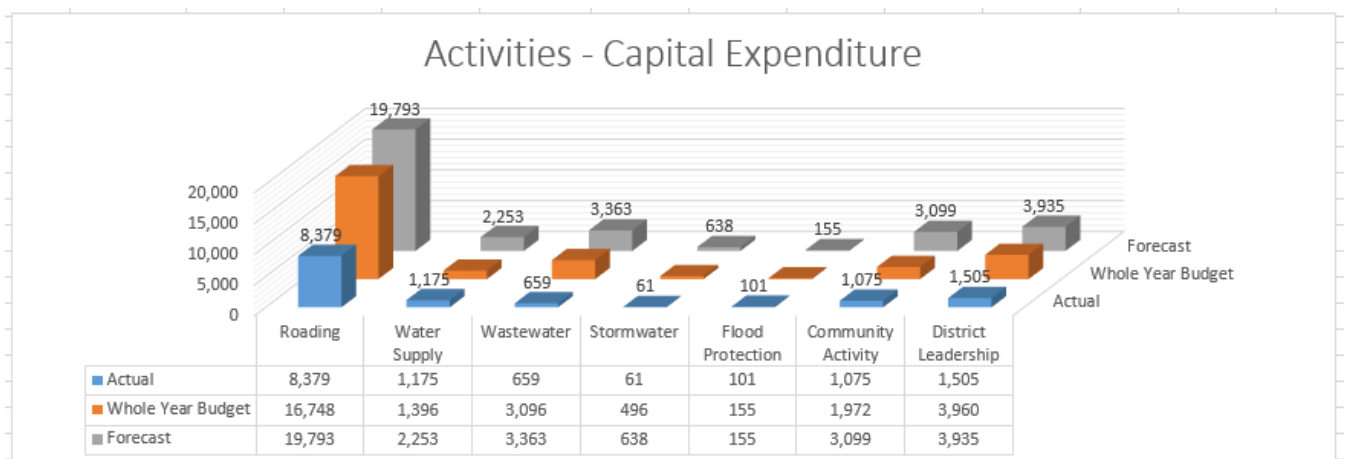
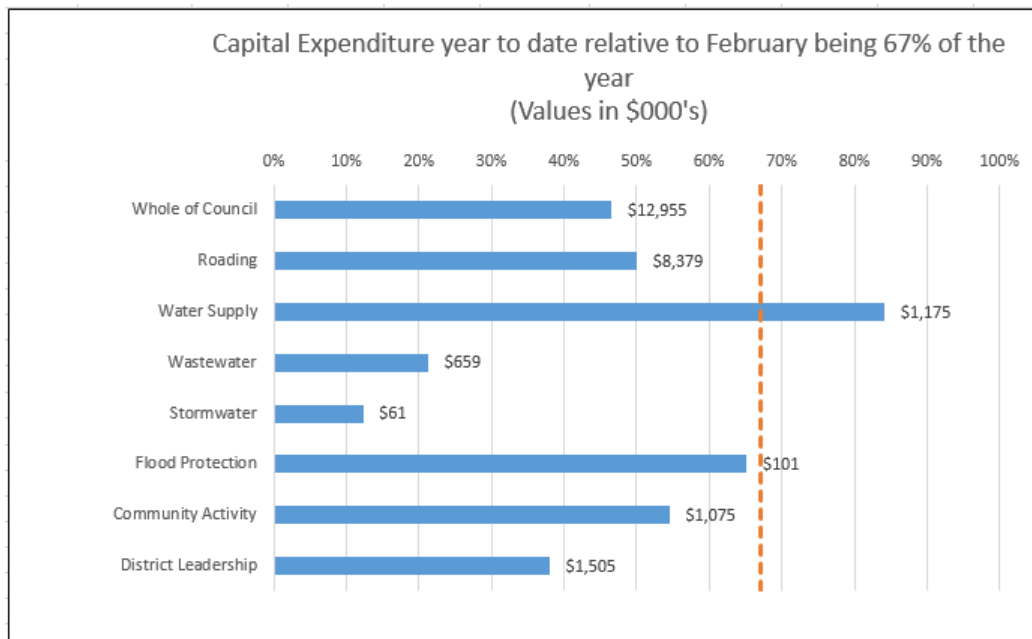
*Note: Reserves balances are only recalculated at end of year.

Activities Net Cost for the period to 28 February 2021

Activity	Actual as at 28 February 2021			Whole Year Annual Plan
	Operating Income \$000's	Operating Costs \$000's	Net Operating Surplus/(Deficit) \$000's	Net Operating Surplus/(Deficit) \$'000
Community Activities	5,775	4,977	799	199
District Leadership	7,389	6,432	957	(739)
Regulatory Management	4,788	4,285	503	49
Roads and Footpaths	12,413	8,914	3,499	4,427
Wastewater	5,401	2,440	2,961	3,083
Water Supply	1,324	549	775	1,614
Stormwater	2,585	1,952	633	917
Flood Control	527	306	221	293
Solid Waste	769	579	190	305
	40,971	30,434	10,538	10,148

Capital Expenditure for the period ended 28 February 2021

Activity - Capital Expenditure	Actual as at 28 February 2021				Whole Year	
	Actual YTD \$000's	Annual Plan \$000's	Variance \$000's	Indicator	Annual Plan \$000's	Forecast \$000's
Community Activities	1,075	1,128	53	●	1,722	3,099
District Leadership	1,505	3,483	1,978	●	3,809	3,935
Roads and Footpaths	8,380	7,512	(868)	●	17,148	19,793
Wastewater	659	1,628	969	●	3,096	3,363
Water Supply	1,175	1,391	216	●	1,396	2,253
Stormwater	60	476	416	●	496	638
Flood Control	101	155	54	●	155	155
Solid Waste	0	0	0	●	0	0
	12,955	15,773	2,818		27,822	33,236



Capital Programme

This section reports on the capital programme from a Financial Year perspective.

General observations and comments

We are behind year to date budget in all areas except roading. However, with new contracts in place, we are on track to deliver our business as usual programme in most activities. Exceptions include:

- Stormwater where three key projects have been delayed due to landowner issues
- Roothing where a greater proportion of some major projects (notably Mangawhai Shared Path and Pouto) are likely to run into the next financial year.

Carry overs have been submitted and budgets will be revised at the March meeting.

Completed Contracts

Floodgate 33



Capital Programme Exceptions

Activity	Actual YTD (\$k)	Budget YTD (\$k)	Comment	Response
Community Activities	911	958	On budget	
District Leadership	1,404	3,439	Under budget	
Economic Development - Kaipara Wharves	1,019	3,000	Pouto and Pahi wharf programme pushed back.	Procurement now underway. Address in carry over.
Flood Protection	101	155	Under budget	Address in carry over
Gent Floodgate	94	90	Delayed installation due to possible cyclone.	Works completed in January. Budget for other gates to be carried over
Sewerage	487	1,128	Under budget	
Dargaville	146	225	WW modelling progressing slowly, this is tied to PS1 upgrades.	Closer to design.
Mangawhai Development	271	690	Slow progress with the WW modelling work.	Scope of new work identified. Balancing Tank tender process underway
Stormwater	63	386	Under budget	
Baylys – Chase Gorge	-10	90	Works delayed to 2021 due to accommodate landowners.	Address in carry over.
Mangawhai – Eveline and Wood Street	17	296	Works delayed to 2021 due to accommodate landowners.	Address in carry over.
Roads and Footpaths	7,346	6,101	Over budget YTD	
Water Supply	838	1,389	Under budget	

Significant Projects

This section reports on significant capital projects. From a budget perspective this considers the full project budget (not just the financial year).

Key

	Budget	Scope	Programme
	Within budget	Scope clear and approved	On track or complete
	May exceed budget	Some scope changes required	Could be delayed
	EM approval of budget change likely required	EM approval of scope changes requires	Highly likely to be delayed
	N/A	N/A	N/A

Key achievements



Northern raw
water crossings



Piraka Street
Watermain



Dargaville
Wastewater
Pond Desludging

Community & Growth Projects / Parks

	Budget	Scope	Programme	Comment
Design & Consenting				
Alamar Boat ramp				Delays in receiving programme from Stellar
Kaiwaka – Rangiora Boat ramp				
Kaiwaka – Sports complex Carpark				
Kai Iwi – Toilet block				Finalizing the scope for this, then to procurement plan.
PTTR/Harding Park – Paths and Tanks				Finalizing the scope.
Procurement				
Kai Iwi Lakes – Security Improvements				Finalizing the scope.
Construction				
Maungaturoto and Mangawhai Toilets				Building Consent granted. Wilsons to be mobilised as soon as available.
Complete				
Baylys Beach Boardwalk				

Infrastructure - Transport

	Budget	Scope	Programme	Comment
WIP – Capex (6001)				
106 - Bridges and Structures				
120 – Road Works Unsealed				Later start to programme due to drier weather. Works underway.
135 – Road Works Minor Improvements				Programme on track. Reforecast required.
164 – Emergency Works				
184 – Programme BC and Transport Planning				
252 – Road Works Drainage				Reline a large culvert in Wintle Street. Possible delay in start date pending requirements around Pohutukawa removal.
272 - Road Works Sealed Resurfacing				
275 – Road Works Sealed				
278 – Roading infrastructure new and improved				Pouto Road stage 1 to span two financial years.
281 – Traffic Services				

Infrastructure – Waters & Waste

	Budget	Scope	Programme	Comment
Dargaville - 939 Northern Raw Water Crossings				
Dargaville - 965 Northern Raw Water Renewals				
Ruawai - 937 Ruawai WTP				Delay relating to consent.
Dargaville Wastewater Pond Desludging – 2019 - 2021				
Mangawhai and Kaiwaka Wastewater Renewals				Modelling is being accelerated to identify projects. Also, there is the opportunity to explore an extension to the disposal system this year and this is being investigated.
Eveline Street Stormwater				Delayed the start of works to allow the landowner to complete private works.
Wood Street Stormwater				A business case is being completed to confirm scope. This will require the golf course's support.
Chases Gorge Stormwater				Waiting on landowner approval before construction can commence.
973 Floodgate 33				Completed
925 Hakaru Leacheate				
3 Waters Reform Projects				
Dargaville Haimona and Pirika St Watermain Renewal				Construction started in January
Dargaville Wastewater Renewals				Scoping and Design underway by AWA
Kaiwaka Wastewater Renewals				Modelling and Scoping underway by AWA
Maungaturoto Hurndall St Watermain Renewals				Modelling underway by AWA
Maungaturoto Raw Watermain Renewals				Request for Tender revision underway, to be tendered within the Select List Panel of

				contractors.
Maungaturoto Water Reservoir Replacement				Investigation work (structural, material, and geotechnical engineering) to ascertain replacement of repair of existing reservoirs underway.
Maungaturoto Water Truck Filler and Main Upgrade				Negotiation with Maungaturoto Country Club for land have resumed, AWA carrying out high level capacity assessment for design
Ruawai Watermains Renewals				Request for Tender has been published for the Select List Panel of Contractors to price
Te Kopuru Wastewater Treatment Plant Aerator Upgrade				Procurement process for the aerator has commenced.

Procurement

Awarded Contracts

Project	Estimate	Price	Procurement Method	Contractor
Dargaville Water Renewals – Package 1	\$450k	\$396k	Open Market PQM	Forte
Baylys Beach Boardwalk	\$200k	\$313k	Selected LPC	Robinsons
Dargaville Pontoon	\$350k	\$654k	Selected LPC	Bellingham Marine
Dargaville Water Renewals – Package 2 - Includes Separable Portion for Raw Watermain Crossings \$662k	\$1.1m	\$1,121	Open Market PQM	United Civil
Waihue Road Bridge	\$500k	\$347	Open Market	United Civil
Rotu Water intake Slip Repair	\$590k	\$587k	Selected ECI	United Civil
Kaipara Toilet Facilities Various Install only	\$150k	\$81k	Selected PQM	Wilsons Earthmoving.
Kaipara Three Waters Programme	\$4m	n/a	Selected Framework	Forte United Civil Ventia
Floodgate 33 Renewal	\$100k	\$94k	Direct	Barfoote Construction
Pouto Road Sealing - Quarry Stage 1 & 2 (Provisional)	\$5m	\$5m	Closed Open Market	Ventia

In Process

Project	Estimate	Procurement Method	Comments
Waipoua River Road	\$1m	Direct Appointment	Preferred - Fulton Hogan and Te Roroa - Awaiting outcome of DOC/KDC meeting.
Hakaru Closed Fill Landfill Leachate	\$460k	Open Market PQM	Tender report completed. Awarded in January.
Kaihu Valley Trail - Head Contractor <i>Bridges to be procured as D&C</i>	\$2m	Direct Appointment	Preferred - Wilson Earthworks Expected award in March.
Pouto Wharf Design Build	\$1.8m	Open Market D&C	ROI completed RFP closing March. Evaluation on quality to shortlist to two.
MCWWTP New Balance Tank	\$1.9m	Open Market	EOI has been completed. Detail

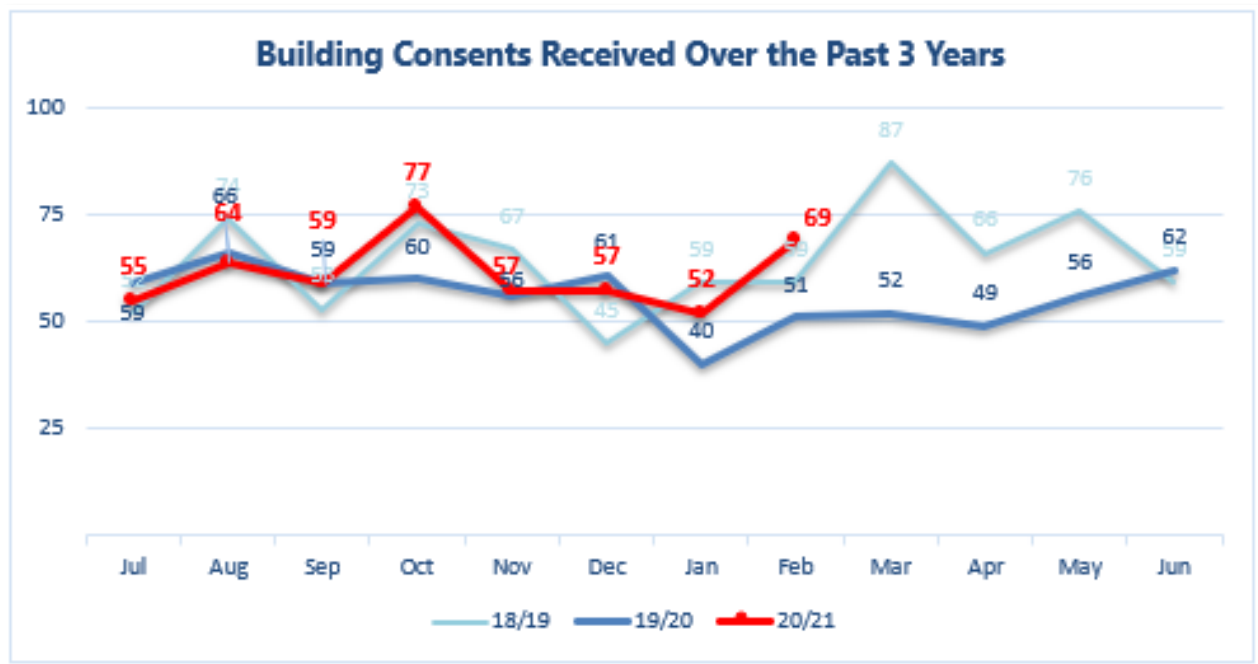
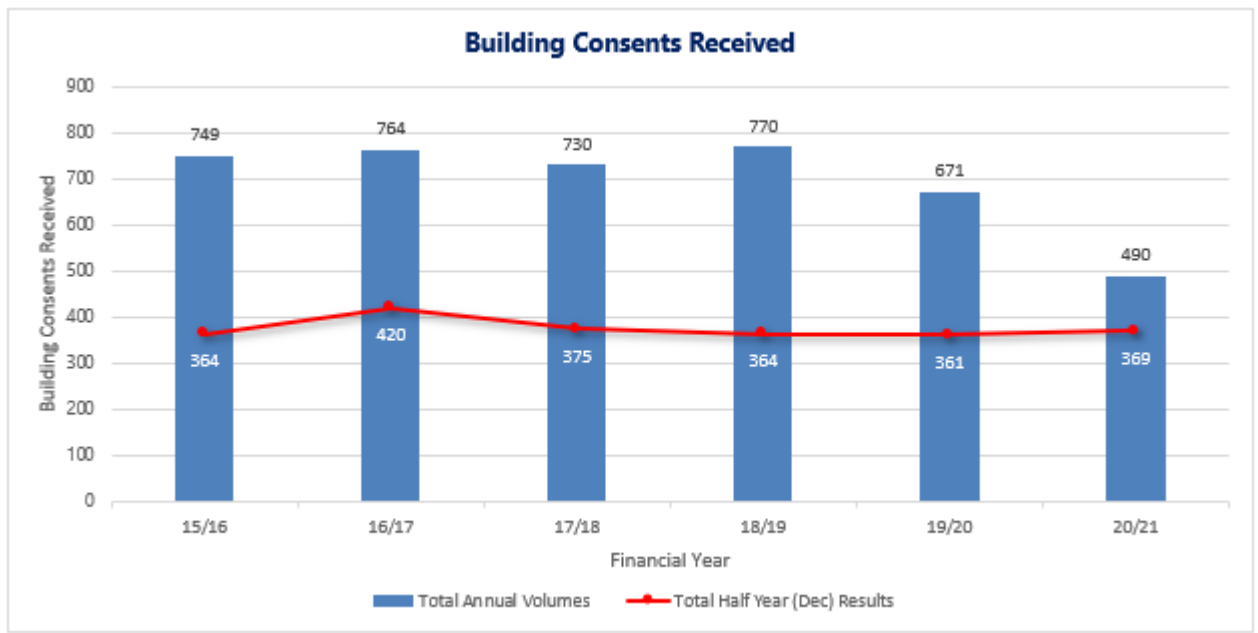
			design in progress.
Pahi Wharf Pontoon	\$480k	Direct Appointment	Preferred – Bellingham Marine

2021 Programme

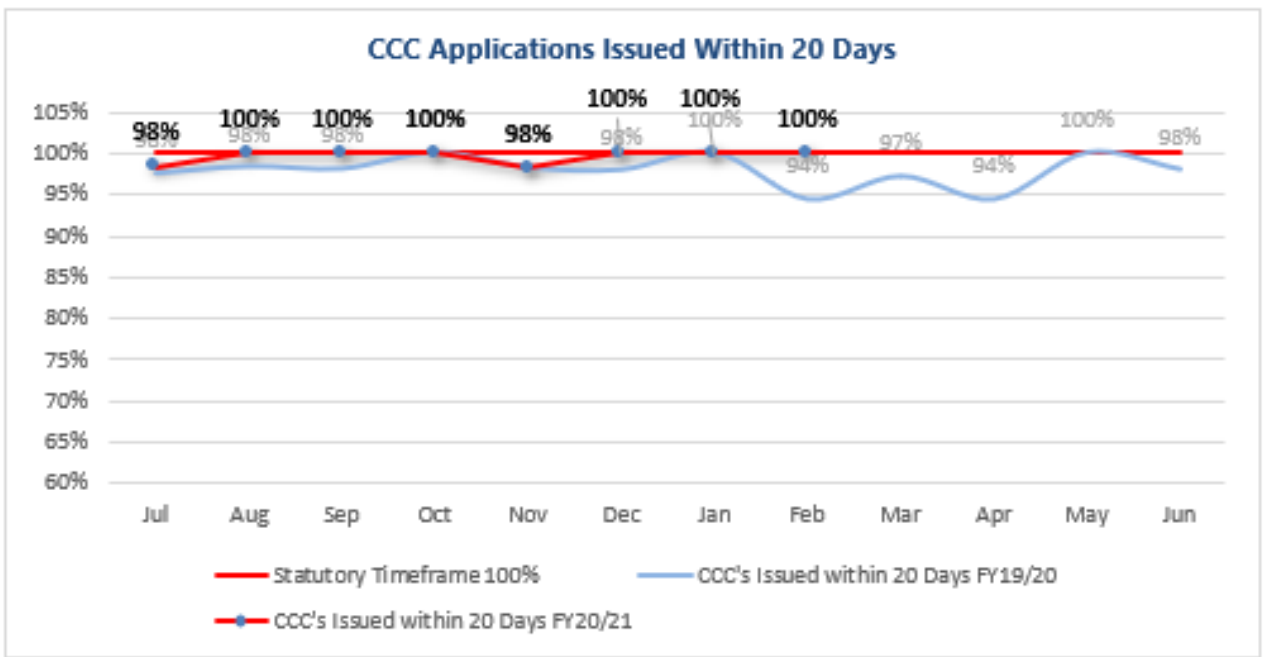
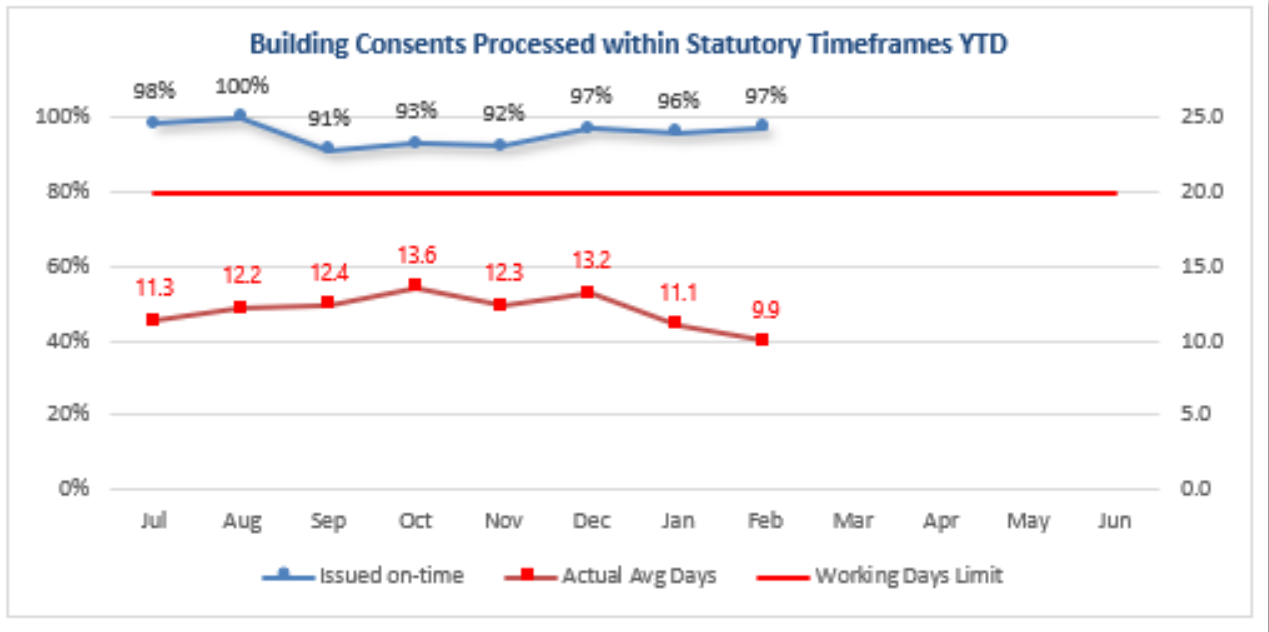
January to March			
Mangawhai Shared Path <ul style="list-style-type: none"> Phase 1 Mangawhai Village Intersections and Shared Path Phase 2 – completion of shared path between Wood Street and Village 	Phase 1 - \$5m Phase 2 - \$10m <i>Phase 2 subject to performance, consents and funding</i>	Open Market PQM	ROI closed and shortlisted to - HEB; Downer, Asset Construction, United Civil and Wharehine RFP to be issued in February following funding confirmation from NZTA.
Kaihu Valley Trail	\$2m	Selected suppliers PQM D&C	Number of bridges to be incorporated as part of project.
Pahi Wharf Upgrade	\$480k	Under review	
Pouto Wharf	\$1.8m	Open Market D&C	ROI closed RFP current. Principals Requirements looking for innovation in construction technique to deliver within budget.
MCP – Coastal Walkway Stage 1 & Alamar Boat Ramp	\$900k	Open Market PQM	Scope of work has changed to include carpark. Now going to the market.
Mangawhai Waste Treatment Plant – Balancing Tank	\$1.5m	Open Market PQM	ROI has been issued and design being completed. Funding approved by Council.
Kaiwaka Footbridges	\$500k	Selected suppliers PQM D&C	RFT in March
Kai Iwi Lakes Security Improvements	\$200k	To be confirmed	CCTV, Gates etc
Maungaturoto reservoir replacement	\$500k	Direct	Supplier constructor to be confirmed.
July to December 2021			
Bridge Replacement and Renewals	\$1.2m		Three year programme
Eveline Street Stormwater	\$150k	Open Market PQM	
Chases Gorge Stormwater Improvements	\$200k	Open Market PQM	
Rangiora Road Carpark Improvements	\$200k	Open Market PQM	

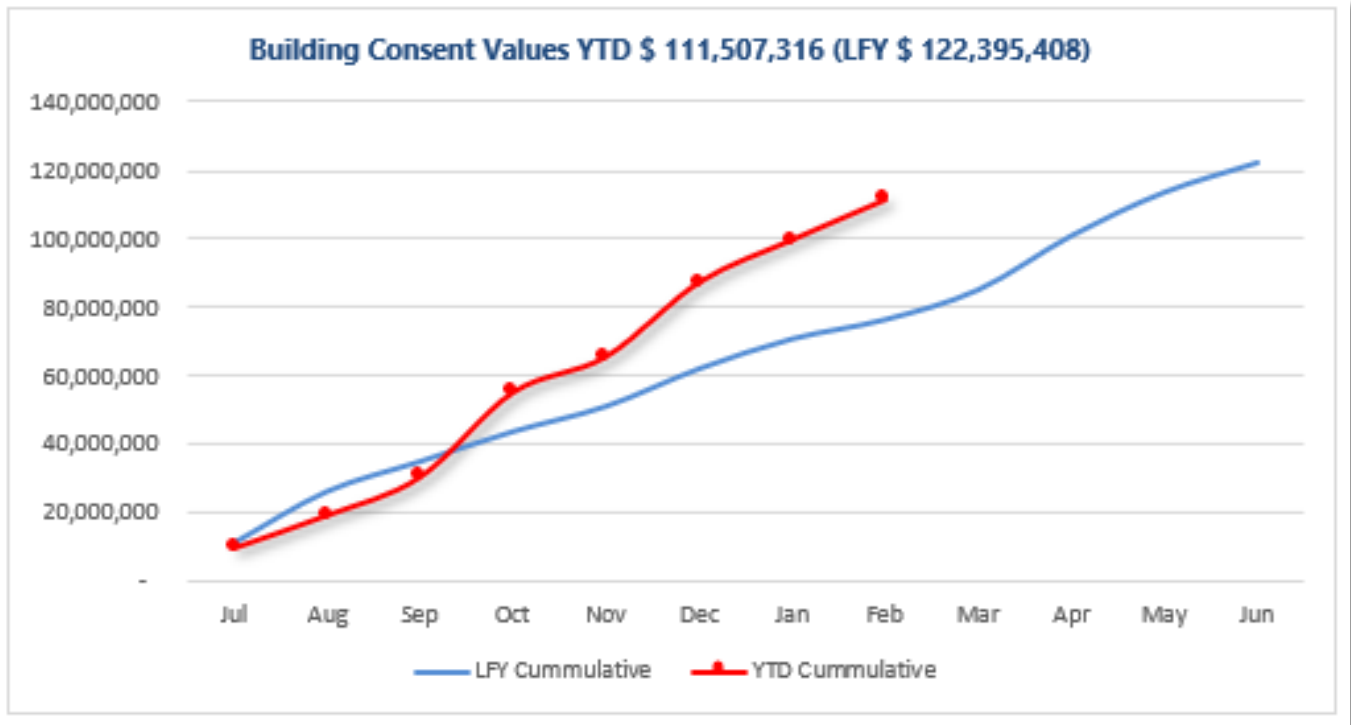
Building and Resource Consents

Building Consents



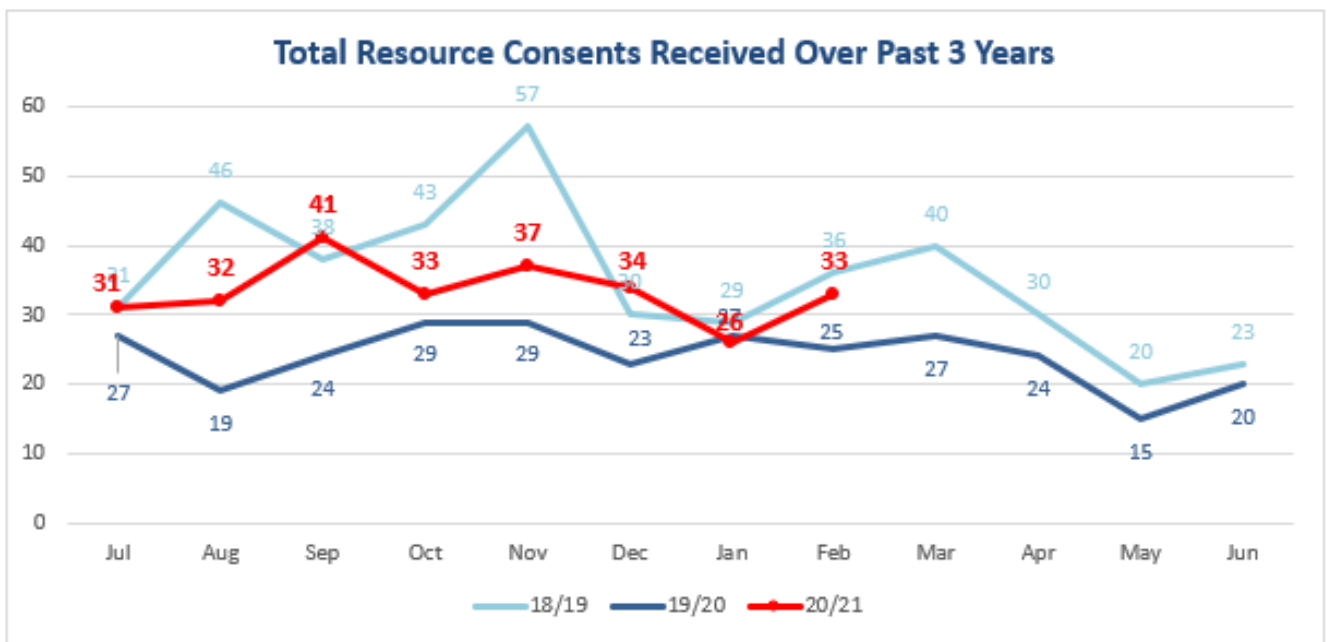
Building consent target of 100% was not met for the month of February 2021 due to new contractor not clear on the granting and issuing procedure. These are still regarded as high performing standards.

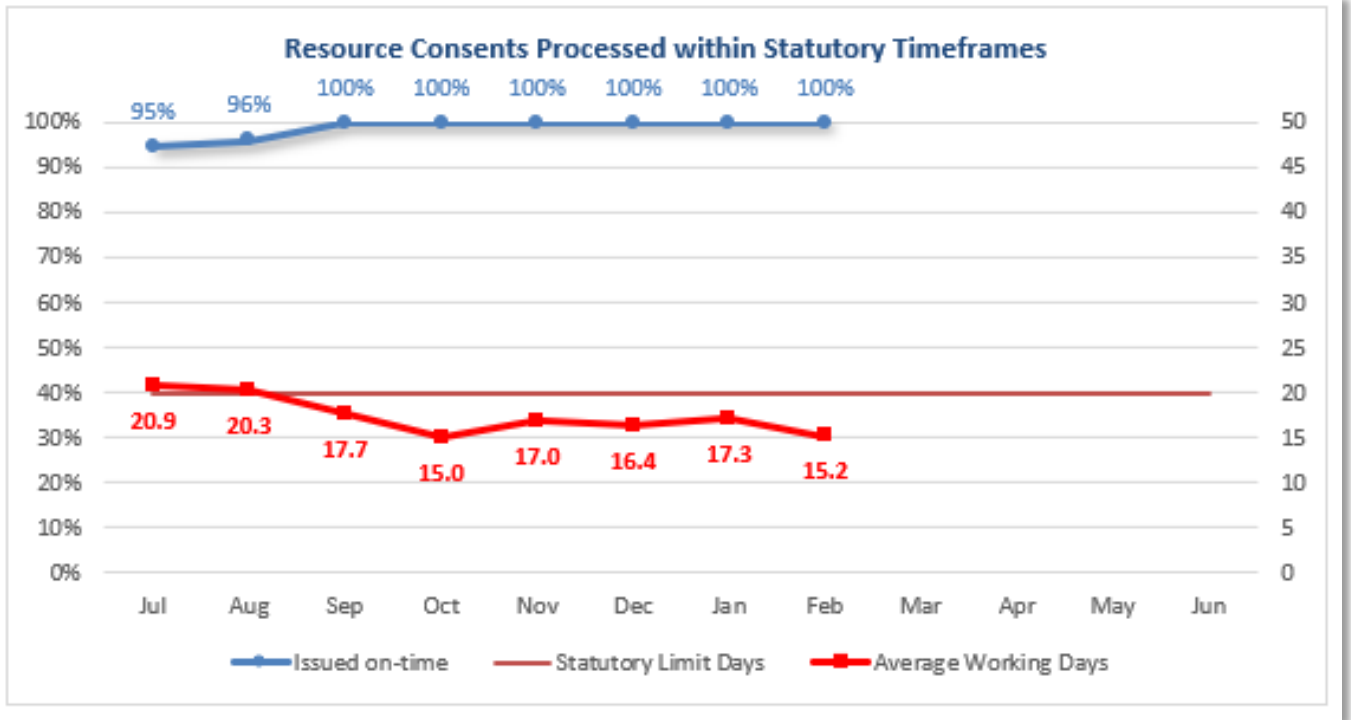




Resource Consents

100% Resource Consents processed within the statutory timeframe for February 2021.

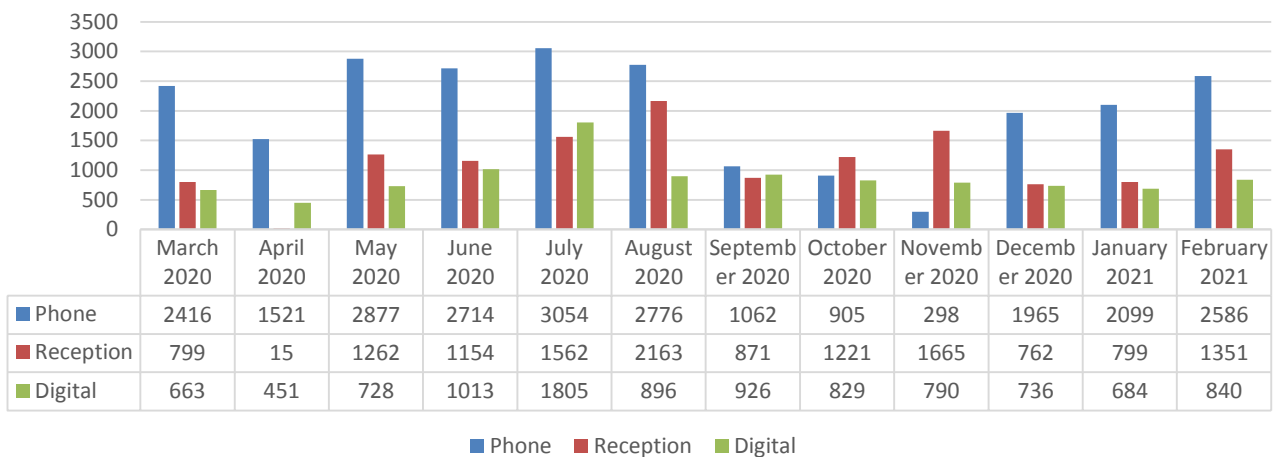




Customer Services

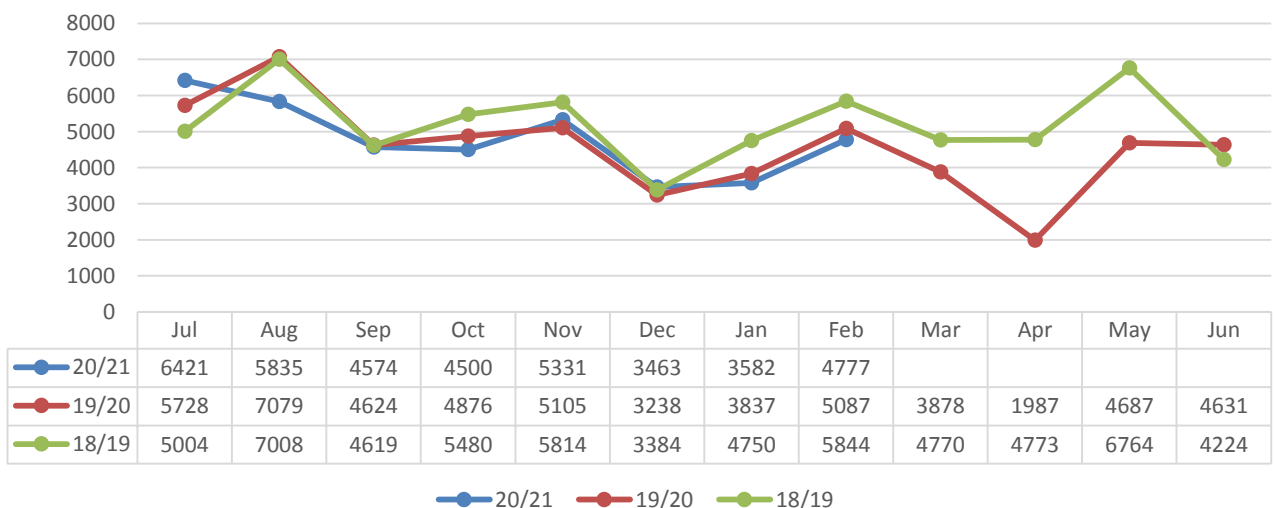
Month	Total Customer interactions	Digital	Reception	Total Calls	Average Speed Answer (sec)	Average call abandonment (%)	Calls FTE
February	4777	840	1351	2586	56	7	2.48

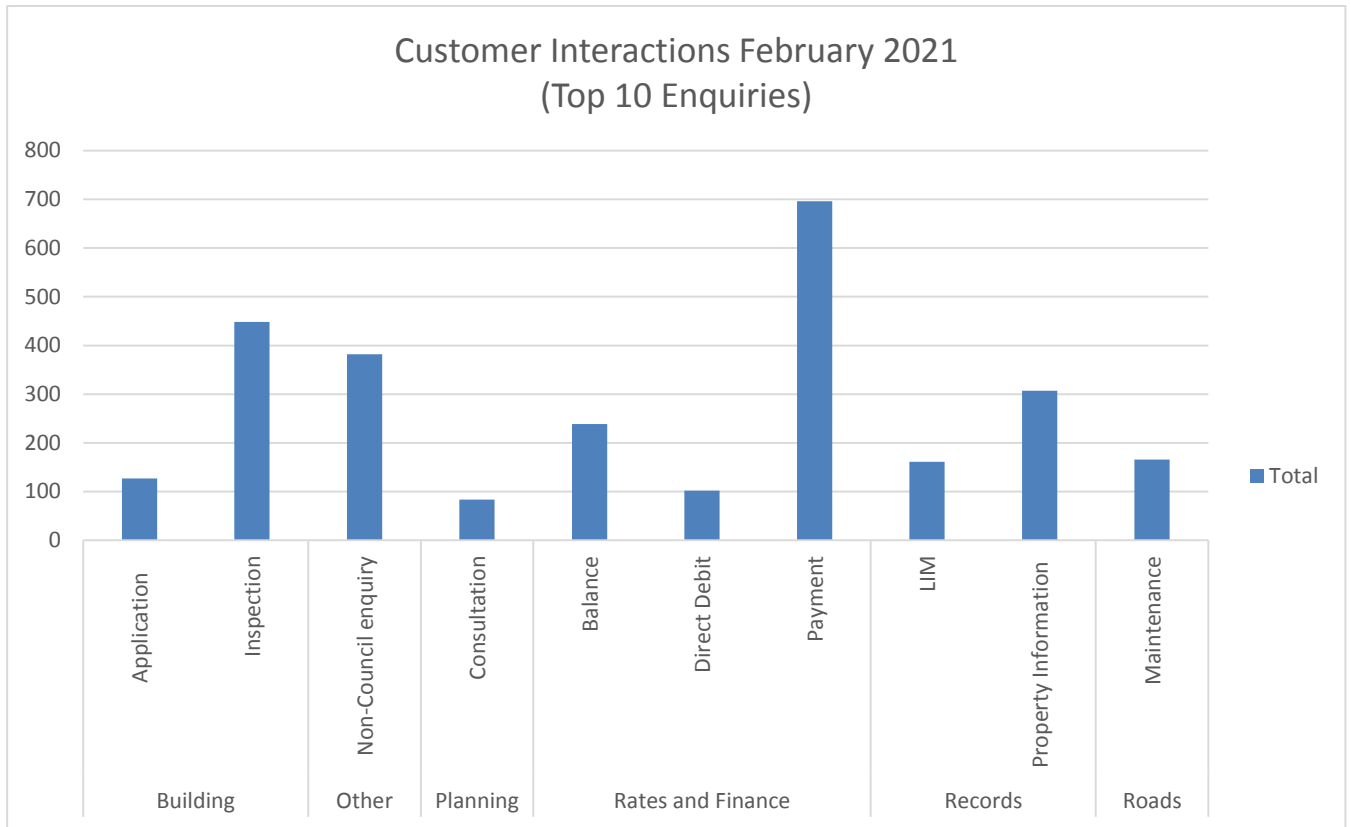
Customer Interactions 20/21
Communication Channels



* Digital – Email, Website, Social media

Customer Interactions Received Over Past 3 years





* Other – FENZ, NZTA, NRC, LINZ, CAB, Utility Companies

Resolutions Register update November 2020

Ref	Meeting Date	Item Number	Item Name	Resolution	Assigned	Status	Comments
1	26/09/2017	6.6	Stopbank reinstatement - land known as Section 73 75 part 44 Block XV of the Tokatoka Survey District	3 Delegates responsibility to the interim Chief Executive to complete any associated works for the stopbank reinstatement of Raupo Drainage District flood protection based on feedback from community consultation and expert advice 4 Notes that the works are to be funded by Raupo Drainage Targeted Rate	GM IS	In Progress	Council made further decision on this issue in November 2018. Meeting was held on 22 September 2020 to conclude matters. February update – Council Briefing being held to review legal feedback and assessment of alternative option
2	11/12/2017	6.5	Mangawhai Museum Partial Surrender of Lease	3 Approves the Partial Surrender of the Lease by the Mangawhai Museum 4 Approves the grant to the Mangawhai Museum of a non-exclusive licence to use the surrendered area for the use permitted in its lease 5 Delegates to the Acting Chief Executive responsibility for the finalisation of the Deed of Partial Surrender of Lease	GM IS	In Progress	The Deed of Partial Surrender can be finalised now with updated plans. However, the Museum has since advised they now want a new lease rather than a partial surrender. The Museum agreed to sign the new lease if Council seals carpark area they are surrendering. This was reported to the Mangawhai Community Park Governance Committee on 15 July 2019. The Committee deferred making a decision until more information on stormwater implications was known. The Museum is currently reconsidering its position and appears more open to proceeding with the surrender. February 2021 update – The incorporation of the Daring 'temporary' location is the current focus of discussions.

Ref	Meeting Date	Item Number	Item Name	Resolution	Assigned	Status	Comments
3		5.1.7	Issues and Options: Mangawhai Community Wastewater Scheme	5 Notes that investigations of future disposal options to provide additional disposal capacity will be undertaken concurrently and a preferred option recommended to Council for approval	GM IS	In progress	<p>Staff are looking to amend existing consent to increase capacity for future disposal as an initial option (estimate existing farm has 8-10 years' capacity).</p> <p>The preferred long term disposal option in the Draft Infrastructure Strategy is to continue disposal to land through increased efficiencies and disposal to land options.</p> <p>Council has approved the development of the retention/CASS tank. This will be taken as part of the Do Minimum assumption for disposal options.</p> <p>February 2021 update – The Preferred Option was presented to Elected Members at the January LTP Briefing together with proposed capital expenditure.</p> <p>Disposal options to adjacent land, including the golf course are being developed.</p> <p>A Mangawhai Community Waste Water Scheme Advisory Group has been established</p>
4	26/07/2018	4.11	Mangawhai golf course Reserve status exchange and Golf Club surrender of lease / variation of lease or grant of new licence	<p>3 Approves the surrender of the Mangawhai Golf Club lease on Lot 33 DP 185449 and the driving range Licence to Occupy and agrees in principle to approve a new Licence to Occupy for the Mangawhai Golf Club in accordance with the Community Assistance Policy</p> <p>4 Directs the Chief Executive to publically notify Council's intention to grant the Mangawhai Golf Club a new Licence to Occupy as required in section 119 of the Reserves Act 1977, and to report back to Council on the results of this consultation so that Council can consider any submissions received in accordance with section 120 of the Reserves Act 1977</p>	GM IS	In Progress	<p>Public notification was done in August 2018, with no objections received.</p> <p>Staff are in negotiation with the Golf Club on terms and conditions of the surrender and Licence to Occupy (LTO). Council's lawyers drafted an LTO for the Golf Club's consideration. Revised LTO was sent in May 2019. Meeting was held with the Golf Club in June 2019 to discuss the last remaining substantive issue, which is related to the rent review clause. The Club to provide a proposed revision in near future.</p> <p>August 2020 update - Further meeting was held in July 2020 and some progress was made towards resolution.</p>
5	20/11/2018	4.7	Murphy Bower Stopbank Options Report	3 Resolves that the Murphy Bower stopbank located on SECT 73 75 PT 44 BLK XV TOKATOKA SD is remediated as per Option C of the aforementioned report – the remediation of the stopbank along the approximately 300m long section outlined under New Stop Bank and the upgrade of the existing section of the	GM IS	In Progress	See Ref 1

Ref	Meeting Date	Item Number	Item Name	Resolution	Assigned	Status	Comments
				<p>stopbank as highlighted by the area marked under Option 2 as per Fig 1 in Appendix A of the aforementioned report, without associated ground improvements i.e. construct the proposed stopbank to a standard no less than the existing stopbanks within the Raupo Drainage District at an estimated cost of \$375,000 + GST</p> <p>4 Resolves to defer the following Raupo Drainage District capital works and operational projects to fund the proposed stopbank:</p> <p>a) \$128,000 to come from financial year capital works projects;</p> <p>b) \$50,000 from Management services (identified to start hydraulic modelling);</p> <p>c) \$42,000 from the stopbank maintenance budget</p> <p>5 Resolves to approve an additional Raupo Drainage District capital budget of \$45,000 to be loan funded</p>			
6	27/06/2019	4.4	Policy on Dogs and Dog Management Bylaw 2019 – Adoption	<p>a) Adopts the Policy on Dogs and Dog Management Bylaw 2019 as presented in Attachment C to the circulated "Policy on Dogs and Dog Management Bylaw 2019 – Adoption" report</p> <p>b) Directs the Chief Executive to undertake a review of the effectiveness of the Policy on Dogs and Dog Management Bylaw 2019, 12 months after its adoption and to report back to Council on the review findings</p>	GM T&E	In Progress	<p>Bylaw implementation was delayed by 6 months, so 12 months of evidence not yet collected to provide robust and sufficient information.</p> <p>This is being reported to the April council briefing for discussion and direction.</p>
7	29/08/2019	4.1	Independent Planning Functions Review	b) Requests the Chief Executive implement the recommendations provided by Barker & Associates and set out in Appendix 7 of the above report	CE	In Progress Updated JW 15Mar21	<p>A further update was report to the 11 March 2021 Audit, Risk and Finance Committee</p> <p>Only 4 items left still in progress, the remaining completed and/or ongoing.</p> <p>Implementation remains on the Executive Team's priority list and was reported to the 10 September 2020 Audit, Risk and Finance Committee.</p> <p>33 items completed</p> <p>24 items in progress</p> <p>8 items not started</p> <p>A further progress report is being collated by Resource Consents Manager</p>
8	26/09/2019	5.5	Development contributions for first response or community organisations	<p>a) Notes the status quo with regard to development contributions charged to a first response or community organisation and that, in this instance, no remission been given and they be directed to apply for the applicable grant on their building and resource consent</p> <p>b) Requests the Chief Executive review the Development Contributions Policy for consistent approaches for both first response services; and community organisations</p>	GM SGI	In Progress	<p>Fire Service has been contacted and understands it can apply for grants.</p> <p>Review of Development Contributions out for consultation. Remissions allowed although not specific about community organisations. Fund to be established for \$20k pa.</p>

9	27/11/2019	5.7	Partial Road Stopping & Disposal – 35d Taranga View Road, Mangawhai	<p>a) Agrees that the subject land is not required for further public works.</p> <p>b) Agrees to investigate the road stopping application in terms of the Local Government Act 1974 (LGA) of part of Seacoast Road (0.1014 ha) approximately for potential sale and amalgamation to the adjoining property owner at 35d Taranga View Road, Mangawhai.</p> <p>c) Requests Council staff seek an appropriate bond from the Applicant to cover initial Council processing costs and commence LGA stopping process</p>	GM IS	In Progress	Bond received and agreement signed. Staff are finalising road stopping.
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Ref	Meeting Date	Item Number	Item Name	Resolution	Assigned	Status	Comments
				<p>d) Confirms that the applicant is to meet all costs involved with road stopping application.</p> <p>e) Requests Council staff firstly seek Ministerial approval for the partial stopping in accordance with Sec 342 pf the LGA and if Ministerial approval granted;</p> <p>i. Authorise Council officers to initiate the road stopping process for the road land in accordance with Section 342 and the Tenth Schedule of the Local Government Act 1974.</p> <p>ii. Approve the disposal of the (subject land) to the Owners of 35d Taranga View Road subject to a successful road stopping process.</p> <p>f) Delegates the Chief Executive the authority to negotiate the terms of sale, impose any reasonable covenants, and enter into a sale and purchase agreement in respect of the road land with the adjoining owner, 35d Taranga View Road, Mangawhai, provided any such agreement is conditional upon the road being stopped.</p>			
10	26/02/2020	4.5	Kaihu raw water supply	<p>a) Approves that financial assistance by way of loan be given to identified affected dwelling owners in the Kaihu area to allow them to install water tanks on their property.</p> <p>b) Notes that statutory land charge will not be required where the land is Maori land.</p>	GM SGI	In Progress	Loan documentation being prepared now that new quotes have been confirmed. Iwi liaison Manager reports that Iwi have agreed to supply first tankful of water. Two households have signed and are making payments. # still left to negotiate with.
11		4.6	Extension of Wastewater System to Spring Street	a) Approves, in principle, the extension of the Dargaville Wastewater Scheme (DWWS) to include the Springs Street residential area and for engagement and preparatory works to be continued in the 2020/21 financial year.	GM IS	In Progress	February 2021 Update – Project included in Draft 2021 LTP. Consultation with affected landowners scheduled for March
12	24/06/2020	4.1	Long Term Plan 2021/2031: Vision and Community Outcomes	<p>a) Adopts the Vision, Mission and Community Outcomes (located at Attachment A) for inclusion in the 2021/31 Long Term Plan.</p> <p>b) Delegates the Mayor and Chief Executive the authority to make minor editorial changes to the Vision, Mission and Community Outcomes for the Long Term Plan 2021/2031.</p>	GM T&E	Completed	All LTP preparation and planning work has been aligned to the vision, mission and outcomes.

Ref	Meeting Date	Item Number	Item Name	Resolution	Assigned	Status	Comments
13	29/07/2020	5.1	Mangawhai Community Plan funding	<p>a) Notes the report Mangawhai Community Plan – Funding for 2020/21.</p> <p>b) Notes that with the receipt of the PGF grant of \$2.4m, and pending the NLTF subsidy being received, sections 11, 12, 13, & 14 will now be able to be progressed. A paper outlining the impact of these funding streams will be presented to Council at its September Meeting.</p> <p>c) Approves allocation of an additional \$654,419 from Financial contributions.</p> <p>d) Supports the Chief Executive to commence the procurement of physical works as per the procurement business case which has previously been approved by Council.</p>	GM IS	In Progress	<p>February 2021 Update - Business Case has been supported at the NZTA delegations committee. It is now with the CFO to endorse and prioritise within remaining limited funding envelope.</p> <p>EOI has been completed for physical works and we are awaiting funding confirmation before progressing next stage.</p>

Ref	Meeting Date	Item Number	Item Name	Resolution	Assigned	Status	Comments
				<p>II. maintains, increases, and/or accelerates investment in core water infrastructure renewal and maintenance.</p> <p>d) Approves the Delivery Plan located (at Attachment B) for submission to the Department of Internal Affairs.</p> <p>e) Delegates the Chief Executive the authority to finalise the Delivery Plan, if any feedback from central government is received, in order to obtain approval and release funding</p> <p>f) Notes that the agreed share of the regional pool is \$2,345,524 in accordance with the regional national formula, bringing the total available pool to \$4,691,048.</p>			
14		5.4	Contract 963 - Waipoua River Road Sealing Physical Works delegation to award	<p>a) Delegates authority to the Mayor and Chief Executive to approve the award of Contract 963 for Waipoua River Road sealing works subject to Te Roroa approving the award of the contract, and subject to the contract price being within the approved project budget of \$1,600,000 + GST.</p> <p>b) Notes that the project is 100% externally funded.</p>	GM IS	In progress	February 2021 Update - There insufficient contingency to allow the contract to be awarded. Negotiations with Te Roroa and DoC will be developed.
15		5.5	Alamar boat ramp and carpark improvements	<p>a) Approves the allocation of Financial Contributions up to \$900k for the design and construction of the boat ramp car park.</p> <p>b) Approves the Procurement Plan for the construction of the car park.</p> <p>c) Delegates award of Contract to the CEO subject to the price being within the approved budget</p>	GM IS	In progress	February 2021 Update - Design is being completed. Proposed procurement approach is to incorporate the car park and coastal walkway (for this section) into one contract.

Ref	Meeting Date	Item Number	Item Name	Resolution	Assigned	Status	Comments
16		5.7	Mangawhai Wastewater Treatment Plant Balance Tank	<p>a) Approves the Mangawhai Wastewater Treatment Plant Balance Tank Project with a total budget spend of \$2,100,000.</p> <p>b) Approves to bring forward the Mangawhai Wastewater Development Plant Upgrades budget totalling \$1,450,000 into Year 2021/2022. This will reduce expenditure of \$500,000 from Year 2024/2025 and \$950,000 from Year 2025/2026.</p> <p>c) Delegates the Chief Executive to approve the contract for award up to a contract price of \$2,100,000 (excluding GST) once the tender process has been concluded.</p>	GM IS	In progress	<p>February 2021 Update - Expression of Interest stage has been undertaken and design developed.</p> <p>Paper to be presented to March Council Briefing regarding scope clarification following Safety in Design and Operations review.</p>
17		5.11	Climate Adaptation Joint Committee establishment and appointments	<p>a) Agrees to establish the Joint Committee on Climate Change Adaptation under clauses 30 and 30A of Schedule 7 of the Local Government Act 2002, using the Terms of Reference (Attachment B of this report).</p> <p>b) Appoints Mayor Dr Smith to be the Kaipara District Council representative on the Joint Committee on Climate Change Adaptation.</p> <p>c) Appoints Cr Wilson Collins to be the alternate representative on the Joint Committee on Climate Change Adaptation.</p> <p>d) Agrees that Te Roroa and Te Uri o Hau will be engaged, to provide nominations for, the roles of primary Mana Whenua / Iwi representative and alternate Mana Whenua / Iwi representative, with a final recommendation to come to the Kaipara District Council for a decision by 16 December 2020.</p>	GM T&E	Completed	All actions have now been completed.

Ref	Meeting Date	Item Number	Item Name	Resolution	Assigned	Status	Comments
18		5.13	Speed Limit Review Consultation	<p>a) Adopt the attached "Statement of Proposal – Proposed Amendments to the Speed Limits Bylaw 2018" for consultation.</p> <p>b) Confirms that the submission period for the speed limit review will open on 29th October and close on 18th December, with hearings to be scheduled in February 2021.</p> <p>c) Undertakes consultation on the proposed changes to speed limits set out in the attached Statement of Proposal in accordance with the Special Consultative Procedures set out in Section 83 of the Local Government Act 2002.</p> <p>d) Agrees to establish a Speed Limit Review Panel to receive and hear submissions and make a recommendation to the Kaipara District Council. It shall be made up of Cr Larsen, Cr Wethey, and Cr Wills.</p> <p>e) Delegates the Chief Executive to make any necessary minor drafting or presentation amendments to the attached Statement of Proposal and to approve the final design and layout of the documents prior to final printing and publication.</p>	GM IS	In Progress	Hearings scheduled to take place at Mangawhai on 9 March 2020.
19		5.3	Dangerous, Affected, and Insanitary Buildings Policy	<p>a.) Approves the legislative process, analysis and consultation approach outlined in Attachment A.</p> <p>b.) Adopts the Statement of Proposal provided in Attachment B for the draft Dangerous, Affected, and</p>	GM T&E	Completed	This was approved at the February 2021 Council Meeting.

Ref	Meeting Date	Item Number	Item Name	Resolution	Assigned	Status	Comments
				<p>Insanitary Buildings Policy for community consultation (Option 1).</p> <p>c.) Delegates Cr del la Varis Woodcock (Chair), Cr Vincent, Cr Larsen to form the Dangerous, Affected and Insanitary Buildings Panel to hear and consider community views, consider written submissions and make recommendations to Council on a final replacement Dangerous, Affected and Insanitary Buildings Policy.</p> <p>d.) Authorises the Chief Executive to make any necessary minor drafting or presentation amendments to the Statement of Proposal prior to consultation</p>			
20		5.4	Pouto wharf physical works procurement plan	<p>a.) Approves the procurement approach for the Pouto Wharf Physical Works, as being a 3-staged open tender and advertised on Tender-link.</p> <ol style="list-style-type: none"> 1. Expression of Interest 2. Non-price (weighted) attributes (40%) 3. Price (60%) <p>b.) Notes the project is entirely PGF funded up to a maximum of \$1,809,120.</p>	GM IS, SG&I	In progress	February 2021 Update - Detailed Procurement Plan to be approved at February EFP Committee.
21	25/11/2020	4.1	Vehicle use on Ripiro Beach - Councillor David Wills	<ol style="list-style-type: none"> 1) Requests the Chief Executive prepare a report about vehicle use on Ripiro Beach, including the adjoining sand hills and access ways onto the beach. 2) That the report includes, but is not limited to; <ol style="list-style-type: none"> a) The environmental impact of vehicles upon; <ol style="list-style-type: none"> i) Native fauna ii) Man-made plantings for erosion control and soil conservation iii) Bird life and native animals iv) Disturbance of culturally sensitive sites including burial sites v) Historical sites such as the Pouto Light House. b) The interaction between the various means of transportation; walkers and hikers, drivers, cyclists, horse riders. c) Options for regulatory levers that council may have/use. 3) That the report be presented to the June 2021 Ordinary Council Meeting 	GM TE	In progress	<p>Staff are working through a plan based on the discussion at the Council meeting and will report back to the June 2021 council meeting as requested.</p> <p>An initial meeting of agencies was held on 23 March. Next steps are organising a meeting with other organisations with interest before coordinating a community hui.</p>
22	16/12/2020	5.7	Adoption of draft Financial Contributions Policy for inclusion in Long Term Plan	<ol style="list-style-type: none"> a) Approves the draft Financial Contributions Policy for inclusion in the draft Long Term Plan (Attachment A). b) Authorises the Chief Executive to make minor edits or changes to the Policy to correct any spelling errors or make typographical edits, and/or to reflect decisions made by Council at this meeting. 	GM SGI	In progress	This will form part of the final Long Term Plan. 15 March -Policy now out for consultation

23	16/12/2020	5.8	Rates Postponement and Remission Policy Adopt for Consultation	<p>a) Approves the draft Rates Postponement and Remission Policy for consultation (Attachment A).</p> <p>b) Authorises the Chief Executive to make minor edits or changes to the Policy to correct any spelling errors or to make typographical edits, and/or to reflect decisions made by Council at this meeting.</p>	GM SGI	In progress	This will form part of the final Long Term Plan. Policy out for consultation
24	16/12/2020	5.9	Adoption of Revenue and Financing Policy for inclusion in the Long Term Plan	<p>Approves the draft Revenue and Financing Policy for inclusion in the draft Long Term Plan (Attachment A), and incorporates the feedback outlined in the report and presented at the meeting.</p> <p>b) Authorises the Chief Executive to make minor edits or changes to the Policy to correct any spelling errors or make typographical edits, and/or to reflect decisions made by Council at this meeting.</p>	GM SGI	In progress	This will form part of the final Long Term Plan. Policy out for consultation
25	16/12/2020	5.10	Recruitment of the Independent Chairperson of the Audit, Risk and Finance Committee	<p>a) Notes that the current Chairperson of the Audit, Risk and Finance Committee has resigned from the role, effective 1 February 2021.</p> <p>b) Delegates the authority to shortlist, interview and recommend to Council the appointment of a preferred candidate to be the Independent Chair of the Audit, Risk and Finance Committee to with Deputy Mayor Curnow, Cr Wilson-Collins, and Cr Wethey acting Chairperson.</p> <p>c) Notes the draft recruitment process to be undertaken as follows:</p> <p>a. Advertising will occur via seek/website and other professional forum in late January 2021 for 3 to 4 weeks</p> <p>b. Shortlisting and interviews by the delegated panel in February</p> <p>c. Panel recommends the preferred candidate to the March Council meeting for appointment.</p>	GM TE	In progress	The position was advertised and closed on February 11. Shortlisting and interviews have occurred and a recommendation is planned to be presented to this March Council Meeting.
26	24/02/2021	2.1	Petition demanding a poll on the establishment of Māori Ward(s) in the Kaipara District	<p>a) Notes that a petition requesting the council conduct a poll on the establishment of a Māori ward in the Kaipara District (Attachment A) has been formally received by staff.</p> <p>b) Notes that the Electoral Officer is processing the petition by checking the signatories against the electoral roll.</p> <p>c) Notes that Council staff will report back to the 31 March 2021 Council Meeting.</p>	GM TE	In progress	The follow-up report is presented to this March 2021 Council Meeting.

27	24/02/2021	5.1	Adoption of draft Financial Strategy	a) Approves the draft Financial Strategy as supporting documentation to the consultation document for the Long Term Plan (Attachment A). b) Delegates the Mayor and Chief Executive the authority to approve minor editorial changes that do not alter the intent of the policy.	GM SI	In progress	Out for consultation
28	24/02/2021	5.2	Adoption of draft Development Contributions Policy	a) Adopt the draft Development Contributions Policy as supporting information for the LTP 2021-31 and for community consultation alongside the Long-Term Plan 2021-31 (Attachment A). b) Delegates the Mayor and Chief Executive the authority to approve minor editorial changes that do not alter the intent of the policy.	GM SI	In progress	Out for consultation
29	24/02/2021	5.3	LTP Source Documents	a) Notes that the following documents have previously been adopted by Council as part of the Long-Term Plan 2021-2031: <input type="checkbox"/> Vision and Community Outcomes <input type="checkbox"/> Significance and Engagement Policy <input type="checkbox"/> Revenue and Finance Policy <input type="checkbox"/> Remissions Policies (4) <input type="checkbox"/> Financial Contributions Policy <input type="checkbox"/> Treasury Policy b) Notes that reports seeking adoption of the Financial Strategy and the Development Contributions Policy as part of the Long-Term Plan 2021-2031 are part of this February meeting agenda c) Adopts the following additional source documents as part of the Long-Term Plan 2021-2031: <input type="checkbox"/> Significant Forecasting Assumptions <input type="checkbox"/> Infrastructure Strategy <input type="checkbox"/> Strategic Activity Management Plans (7) including Strategic Activity Management Overview <input type="checkbox"/> Activity Profiles (9) including Introduction to Activity Profiles <input type="checkbox"/> Environmental Scan 2020 d) Delegates the Mayor and Chief Executive the authority to approve any changes in response to Auditors' feedback, and any minor editorial changes that do not a	GE TE	Completed	The LTP has now entered the consultation phase of the programme as a result of this decision.
30	24/02/2021	5.4	Long Term Plan 2021/2031 - Adoption of Consultation Document – Towards a Better Kaipara	a) Adopts the Long-Term Plan (2021 – 2031) Consultation Document (Attachment A to this report) for community engagement. b) Delegates the Mayor and Chief Executive the authority to approve any minor editorial changes, in consultation with Deloitte if needed.	GM TE	Completed	The LTP has now entered the consultation phase of the programme as a result of this decision.

31	24/02/2021	5.5	Fees and Charges 2021-2022	<p>a) Approves the draft Fees & Charges for 2021/2022 (Attachment A of this report) for community consultation prior to formal adoption.</p> <p>b) Delegates the authority for the Mayor and Chief Executive to finalise and approve the schedule of fees and charges for consultation.</p>	GM SI	In progress	Out for consultation
32	24/02/2021	5.6	Waste Contract 706 Extension 21-22	a) Approves the extension of Contract 706 which provides "The Eastern and Western and Recyclables Collection, Disposal and Dargaville Transfer station operation" for a further 12-month period from 1 July 2021 to expiry on the 30 June 2022.	GM IS		
33	24/02/2021	5.7	Submission on He Pou a Rangi Climate Change Commission Draft Advice Package	<p>a) Approve the submission 'cover letter' and the 'all council' submission points as outlined at Attachment B.</p> <p>b) Agree to provide feedback to staff by 2 March 2021 on specific Kaipara District Council subpoints to include in the submission (as outlined at Attachment B).</p> <p>c) Delegates the Mayor, Cr Wilson-Collins, and Chief Executive the authority; i. To approve the specific Kaipara District Council subpoints to be included in the submission ii. To approve any editorial changes if needed iii. To sign the submission on behalf of council, prior to it being lodged with the Climate Change Commission.</p>	GM TE	Completed	At time of writing, the final draft is in progress and will be approved under delegation and submitted by close of submissions, 28 March.
34	24/02/2021	5.8	Omamari Windfarm - Internal Hearing Commissioner	<p>a) Approves the appointment of Councillor del la Varis-Woodcock as an Internal Hearing Commissioner for the hearing panel deciding the resource consent application for Omamari Windfarm (reference RM200234).</p> <p>b) Notes that the two remaining Independent Hearing Commissioners will be selected using the Hearing Commissioners Policy.</p>	GM TE	Complete	Council staff have been advised and the appointment will be incorporated into the process
35	24/02/2021	5.9	Climate Adaptation Joint Committee - Iwi appointments	<p>a) Fiona Kemp of Te Uri o Hau as the primary representative.</p> <p>b) Taoho (Snow) Tane of Te Roroa as the alternate</p>	GM TE	Complete	NRC have been advised of the appointment.

36	24/02/2021	5.10	Dangerous, Affected, and Insanitary Buildings Policy	a) Adopts the Dangerous, Affected, and Insanitary Buildings Policy as provided in Attachment A. b) Authorises the Chief Executive to make minor edits or changes to the Policy to correct any spelling errors or make typographical edits, and/or to reflect decisions made by Council at this meeting.	GM TE	Complete	Policy now finalised and will be publicly available.
37	24/02/2021	5.11	Petitions Policy - adoption	a) Adopts the amended Petitions Policy as provided in Attachment A. b) Authorises the Chief Executive to make minor edits or changes to the Policy to correct any spelling errors or make typographical edits, and/or to reflect decisions made by Council at this meeting.	GM TE	Complete	Policy now finalised and will be publicly available.
38		5.12	BDO Tour of Northland Cycle Challenge Day 3 – Application for a temporary Road closure	a) Approves the application for the temporary road closure which includes Victoria Street, Dargaville (between Edward Street and Normanby Street) as shown on the proposed Traffic Management Diagram (attachment A of this report) on Saturday 20 March 2021 from 9:30am to 01:00pm. A condition of approval being the event organiser to do a letter drop to all businesses/residents located within the road closure.	GM IS		

Recommendation to move into public excluded session

The following recommendation is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 (LGOIMA) and the particular interest or interests protected by section 7 of the Act.

On the grounds that matters will be prejudiced by the presence of members of the public during discussions on the following items, it is recommended:

Recommendation/Ngā tūhunga

a) That the following items are considered with the public excluded:

Item	Grounds for excluding the public
<ul style="list-style-type: none"> Audit, Risk, and Finance PEX Minutes. Remuneration and Development Committee Minutes. 	To enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (LGOIMA s7(2)(i))