

# 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.

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

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

Residential 3A Sub-Zone.

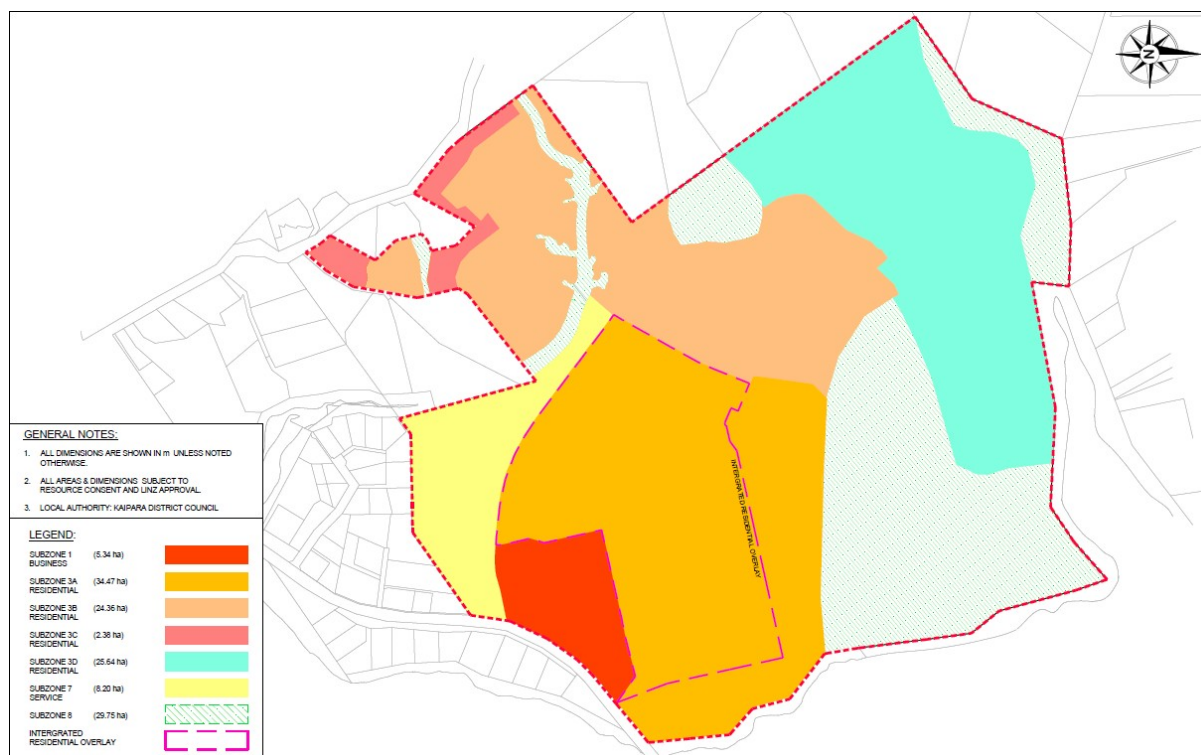
- Rezoning Lots 1 and 4 DP 314200 from Residential to the new Residential 3B and 3C Sub-Zones, and a new Natural Environment 8Sub-Zone.
  - Amending the Service 7 Sub-Zone to align with the ring road route outlined in the amended Estuary Estates Structure Plan, which increases its size from 7.5ha to 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;<sup>2</sup> 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 AEE<sup>3</sup>, 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.

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<sup>2</sup> If the proposed lots are smaller than 500m<sup>2</sup>

<sup>3</sup> 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 concerns<sup>4</sup> - as set out in the section 42A report,<sup>5</sup> 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:

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<sup>4</sup> From Ross Hill, Eric Muller and Doug Lloyd et al

<sup>5</sup> 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.<sup>6</sup> That information was provided by the Council on the 16 December 2020.<sup>7</sup>
  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.

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<sup>6</sup> Mr Savage is Legal Counsel for Mangawhai Matters

<sup>7</sup> 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:<sup>8</sup>

*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.<sup>9</sup>
27. Mr Bangma addressed these issues in his submissions.<sup>10</sup> 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:<sup>11</sup>

*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*

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<sup>8</sup> Paragraph 54 of Mr Savage's legal submissions

<sup>9</sup> Direction dated 27 November 2020

<sup>10</sup> Dated 29 January 2021

<sup>11</sup> 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:<sup>12</sup>

*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 authorities<sup>13</sup>); 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

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

<sup>13</sup> 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:<sup>14</sup>

*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:<sup>15</sup>

*We agree with Mr Tollemache,<sup>16</sup> 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:<sup>17</sup>

*“...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.)<sup>18</sup> 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.

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<sup>14</sup> Paragraph 2.5 of the Summary Statement by the 42A reporting planners

<sup>15</sup> Paragraph 2.6 of the Summary Statement by the 42A reporting planners

<sup>16</sup> Paragraph 37 of Summary and Rebuttal Statement of Evidence of Mr Tollemache dated 23 November 2020

<sup>17</sup> Paragraphs 10.27 and 10.28 of the Closing Legal Submissions

<sup>18</sup> 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,<sup>19</sup> where it states at section 3.4 - Living Environment:<sup>20</sup>

*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*

<sup>19</sup> Adopted by the KDC in December 2020

<sup>20</sup> 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.<sup>21</sup> 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”*<sup>22</sup>.
60. We think the Mangawhai Community Plan<sup>23</sup> and the ‘newly minted’ Mangawhai Spatial Plan (MSP),<sup>24</sup> 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*

<sup>21</sup> 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”

<sup>22</sup> Paragraph 5.2 of the Closing Legal Submissions

<sup>23</sup> 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.

<sup>24</sup> 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:<sup>25</sup>

*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:<sup>26</sup>

*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)*

<sup>25</sup> Page 25 of the Mangawhai Spatial Plan

<sup>26</sup> 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:<sup>27</sup>

*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 400m<sup>2</sup>, 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.<sup>28</sup> 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 600m<sup>2</sup> and 1000m<sup>2</sup>.

## **Consenting History of the ‘Site’.**

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<sup>27</sup> Ibid

<sup>28</sup> 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 20,000m<sup>3</sup> 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.<sup>29</sup>

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*.<sup>30</sup>

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*

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<sup>29</sup> Granted on the 8 January 2021

<sup>30</sup> [2006] NZRMA 424

*Queenstown Lakes District Council*<sup>31</sup> 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.<sup>32</sup> 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

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<sup>31</sup> [2013] NZHC 1712

<sup>32</sup> Where the lot sizes were proposed to be less than 500 m<sup>2</sup>

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.<sup>33</sup> 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.<sup>34</sup> The consented supermarket/main street development (which is in line with PC 78) establishes approximately 6,200m<sup>2</sup> 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

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<sup>33</sup> Mainly addressed in the evidence of Mr Munro and Mr Colegrave

<sup>34</sup> The subzone requires 17,000 m<sup>2</sup> 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.<sup>35</sup> 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

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<sup>35</sup> 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:<sup>36</sup>

*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.<sup>37</sup> We also note that Mr Osborne, in his summary statement largely agreed with Mr Colegrave’s analysis,<sup>38</sup> 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”.<sup>39</sup>
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

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<sup>36</sup> Paragraph 2.8 of Dr McDermott’s evidence

<sup>37</sup> Paragraph 43 of Mr Colegrave’s rebuttal evidence

<sup>38</sup> Engaged by KDC to prepare and present economic findings relating to PC 78

<sup>39</sup> 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:<sup>40</sup>

*"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 350m<sup>2</sup> 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.

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<sup>40</sup> 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:<sup>41</sup>

*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*

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<sup>41</sup> 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: <sup>42</sup>

- *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). <sup>43</sup> 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*<sup>44</sup>. He further considered that MCL’s PC 78 was inappropriate, opining that in the absence of an

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<sup>42</sup> Paragraphs 5 and 6 of Mr Pryor’s Summary and Rebuttal evidence

<sup>43</sup> 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)

<sup>44</sup> 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 evidence<sup>45</sup>.
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 included<sup>46</sup>:
- *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*".<sup>47</sup>

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<sup>45</sup> Paragraph 16 of Mr Pryor's summary and rebuttal evidence

<sup>46</sup> Paragraph 53 of Mr Scott's evidence-in-chief

<sup>47</sup> Paragraph 7 of Mr Munro's supplementary evidence

110. He set out that each of Mangawhai's three nodes had their own characteristics – being:<sup>48</sup>
- 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.<sup>49</sup> 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*".<sup>50</sup> However, he did consider that "*the intensity of the clusters can be increased within the development areas identified in Chapter 16 for these areas*"<sup>51</sup> [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

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<sup>48</sup> Paragraph 15 of Mr Munro's supplementary evidence

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

<sup>50</sup> Paragraph 73 of Mr Lunday's evidence-in-chief

<sup>51</sup> *ibid*

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

116. Mr Munro also set out that:<sup>53</sup>

*“An additional 110 dwelling units maximum<sup>54</sup> 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*

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

<sup>53</sup> Paragraph 18 of Mr Munro’s supplementary evidence

<sup>54</sup> 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.<sup>55</sup> 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:<sup>56</sup>

*“[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:<sup>57</sup>

*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,*

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<sup>55</sup> Paragraph 6 of Ms O'Connor's summary statement

<sup>56</sup> Paragraph 30 of Ms O'Connor's evidence-in-chief

<sup>57</sup> 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).<sup>58</sup> 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:

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<sup>58</sup> 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:<sup>59</sup>

*“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)*

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<sup>59</sup>Paragraph 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”*,<sup>60</sup>
  - (ii) *“any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity”*.<sup>61</sup>
138. It is our view that PC 78, as recommended by us, achieves (i) and (ii) above.

### Recommendation

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

<sup>61</sup> 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 300,000m<sup>3</sup> 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 100m<sup>3</sup>/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,<sup>62</sup> 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,<sup>63</sup> estimated potable water requirement for the development of 397m<sup>3</sup>/day,<sup>64</sup> Mr Williamson's model demonstrated that 400m<sup>3</sup>/d could be provided based on two case study on-site high-flow water takes,<sup>65</sup> and the proposed 100,000m<sup>3</sup> reticulation reservoir. Mr Dufty further noted,<sup>66</sup> 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 96.5m<sup>3</sup> 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.<sup>67</sup> 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.<sup>68</sup>

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<sup>62</sup> 28 December 2020

<sup>63</sup> Paragraphs 2.7 – 2.11 of Mr Dufty's supplementary evidence

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

<sup>65</sup> Paragraphs 34 – 37 of Mr Williamson's supplementary evidence

<sup>66</sup> Paragraph 2.11 of Mr Dufty's supplementary evidence

<sup>67</sup> Table 4 and paragraph 34 of Mr Williamson's supplementary evidence

<sup>68</sup> 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.<sup>69</sup> 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

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<sup>69</sup> 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): <sup>70</sup>
- (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*

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<sup>70</sup> 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:<sup>71</sup>

*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 connections<sup>72</sup>— 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

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<sup>71</sup> Page 23 of the Mangawhai Spatial Plan

<sup>72</sup> 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:<sup>73</sup>

- *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;*

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<sup>73</sup> 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,<sup>74</sup> 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*".<sup>75</sup>

### 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) agreed<sup>76</sup> 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

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<sup>74</sup> Particularly supported by Dr Kelly

<sup>75</sup> Paragraph 5.13 of Mr Duffy's evidence-in-chief

<sup>76</sup> 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;<sup>77</sup>
  - 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

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<sup>77</sup> 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:<sup>78</sup> "... 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"*.<sup>79</sup> Mr Delaney also provided a Summary statement (25 January 2021) stating:<sup>80</sup>
- 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.<sup>81</sup> Mr Tollemache set out in his evidence-in-chief the amendments he recommended, essentially agreeing with the section 42A report

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

<sup>79</sup> Paragraph 168 of the Section 42A report

<sup>80</sup> Paragraph 4.1 of Mr Delaney's summary statement

<sup>81</sup> 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.<sup>82</sup>

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

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<sup>82</sup> 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:<sup>83</sup>

*"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:<sup>84</sup>

*"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."*<sup>83</sup>

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<sup>83</sup> Page 17 of Mr Munro's Urban Design Assessment, October 2019

<sup>84</sup> 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*”<sup>85</sup> 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])*”.<sup>86</sup>
205. Mr Colegrave then set out what he considered to be the positive effects of the new sub-zone:<sup>87</sup>
- (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.*

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<sup>85</sup> Paragraphs 22 – 34 of Mr Munro’s summary and rebuttal statement of evidence

<sup>86</sup> Paragraph 31 of Mr Cosgrave’s evidence-in chief

<sup>87</sup> 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:<sup>88</sup>

*“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.<sup>89</sup>

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.<sup>90</sup> 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**

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<sup>88</sup> Page 7 of Mr Heath's Economic Peer Review

<sup>89</sup> Submission 139.1

<sup>90</sup> 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:<sup>91</sup>

*"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 concerns<sup>92</sup>.*

*Mangawhai Matters raised perceived consultation grievances at the hearing.<sup>93</sup> 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.

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<sup>91</sup> Paragraphs 4.2 and 4.3 of the closing legal submissions

<sup>92</sup> 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.

<sup>93</sup> 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:<sup>94</sup>

*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.<sup>95</sup> 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

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<sup>94</sup> Paragraph 135 of the Section 42A report

<sup>95</sup> 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.<sup>96</sup> 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

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<sup>96</sup> 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.<sup>97</sup> 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.<sup>98</sup> 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.

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<sup>97</sup> Part 4 – Timing of the NPS-UD.

<sup>98</sup> 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.<sup>99</sup> 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.

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<sup>99</sup> 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.<sup>100</sup> 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.

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<sup>100</sup> 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.<sup>101</sup> This further evaluation must be undertaken at a level of detail that corresponds to the scale and significance of the changes.<sup>102</sup>
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

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<sup>101</sup> RMA, section 32AA(1)(a)

<sup>102</sup> 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 assessment<sup>103</sup>;
- 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

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<sup>103</sup> 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"> <li>• Doug Lloyd (Mangawhai Matters)</li> <li>• Peter Nicholas (Mangawhai Matters)</li> <li>• Rachael Williams (Mangawhai Matters)</li> <li>• Dr Philip McDermott – (Mangawhai Matters) - Economist/Planner</li> <li>• Dennis Scott (Mangawhai Matters) - Landscape Architect</li> <li>• James Lunday (Mangawhai Matters) – Urban Design</li> <li>• Burnette O'Connor (Mangawhai Matters) – Planner</li> </ul> <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 &amp; 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	Alister Kim Hamilton	N/A	N/A	N/A	N/A	N/A	<b>Submission withdrawn on 17 November 2020.</b>
181	1	Alister Hamilton	N/A	N/A	N/A	N/A	N/A	<b>Submission withdrawn on 17 November 2020.</b>
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	Sherryll 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. Unmitigatable 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 / Roading	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 / Roading	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 / Roding	None stated.	Concerned with incremental traffic increases. Roding 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 / Roding	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 / Roding	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 / Roding	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 / Roding	Decline the plan change.	Concerned about impact on roading.



80	5	Brenda Coleman	N	N	Oppose	Traffic / Rooding	Decline the plan change.	Need more pedestrian friendly walkways and cycle ways to reduce congestion.
86	3	Paul Hendrickx	Y	Y	seeks amendment	Traffic / Rooding	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 / Rooding	Restrictions regarding roading.	Rooding can't sustain development - needs looking into.
98	2	Martina Tschirky	Y	Y	Oppose	Traffic / Rooding	None stated.	Disappointed that the developer has reneged on making Molesworth into a slow street.
100	1	Johanna Kloostenboer	Y	Y	Oppose	Traffic / Rooding	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 / Rooding	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 planned 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 wont 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	Moirra 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 need 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. 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.
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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								proposed by
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</p> <p>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. 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.
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. 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.

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. 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.
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 noplan 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 need 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 need 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 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.
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
<b>Rejected by Commissioners at the hearing under Schedule 1 Clause 8 of the RMA.</b>	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 <sup>2</sup> per site	P			
[DELETED]				
[DELETED]				
Child care facility	P			
<ul style="list-style-type: none"> <li>Up to five children</li> <li>More than five children</li> </ul>	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			
<b>[DELETED]</b>				
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
<b>[DELETED]</b>			
Boat sale and contractor yard			P
Community facility and services	P		
<b>[DELETED]</b>			
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 <sup>2</sup> gfa			P
Garden centre including an associated cafe exceeding 100m <sup>2</sup> gfa			D
Factory shop not exceeding 50m <sup>2</sup> 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 <sup>2</sup> 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.

<b>Sub-Zone</b>	<b><i>Density</i></b>
3A	1 dwelling per 350m <sup>2</sup>
3B	1 dwelling per 500m <sup>2</sup>
3C	1 dwelling per 750m <sup>2</sup>
3D	1 dwelling per 1,000m <sup>2</sup>

## 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 m<sup>2</sup> 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.
<b>[DELETED]</b>	
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
<b>[DELETED]</b>	
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 10m<sup>2</sup> 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 60m<sup>2</sup>OR  
Integrated Residential Development or Retirement -Facilities shall have a minimum area of 40m<sup>2</sup>  
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 10m<sup>2</sup> 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 <sup>2</sup>	500 m <sup>2</sup>
[DELETED]		
3	500 m <sup>2</sup>	250 m <sup>2</sup>
[DELETED]		
[DELETED]		
[DELETED]		
7	700 m <sup>2</sup>	350 m <sup>2</sup>

### 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 L<sub>10</sub> 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:

<b>Sub-Zone</b>	<b>Water Supply Performance Standards</b>	<b>Wastewater Performance Standard</b>
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:

<b>Sub-Zone</b>	<b>Performance Standard</b>
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:

<b>Sub-Zone</b>	<b>Performance Standard</b>
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:

<b>Sub-Zone</b>	<b>Performance Standard</b>
1	14.10.16
[DELETED]	
3	13.10.16
[DELETED]	
[DELETED]	

[DELETED]	
7	14.10.16

#### **Vibration**

*The following Rules shall apply as follows:*

<b>Sub-Zone</b>	<b>Performance Standards</b>
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:*

<b>Sub-Zone</b>	<b>Performance Standard</b>
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:*

<b>Sub-Zone</b>	<b>Performance Standard</b>
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**

<b>ACTIVITIES</b>	<b>1 Business</b>	<b>[DELETED]</b>	<b>3 Residential</b>	<b>[DELETED]</b>	<b>[DELETED]</b>	<b>[DELETED]</b>	<b>7 Service</b>	<b>8 Natural Environ ment</b>
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	
<b>[DELETED]</b>								
Right of way easements and access lots	RD		RD				RD	
<b>[DELETED]</b>								
<b>[DELETED]</b>								
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 <sup>2</sup>
[DELETED]		
[DELETED]		
[DELETED]		
3	A	350m <sup>2</sup>
	B	500m <sup>2</sup>
	C	750m <sup>2</sup>
	D	1000m <sup>2</sup>
[DELETED]		
[DELETED]		
[DELETED]		
7		1000m <sup>2</sup>



### 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 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.	13.14.5	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 1000m<sup>2</sup> 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]

[DELETED]

#### **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.

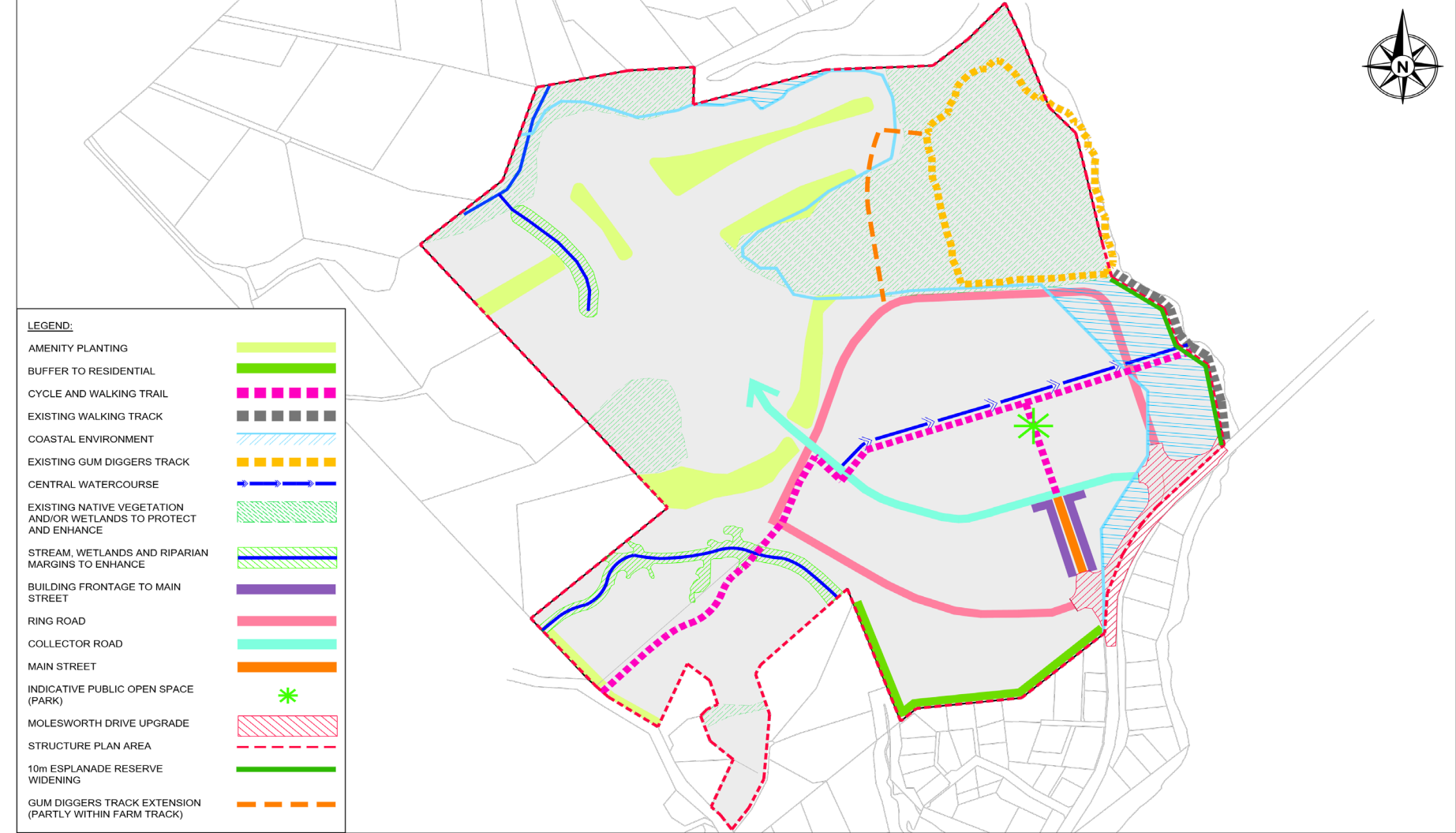
**Insert the following to Chapter 10 Network Utilities**



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

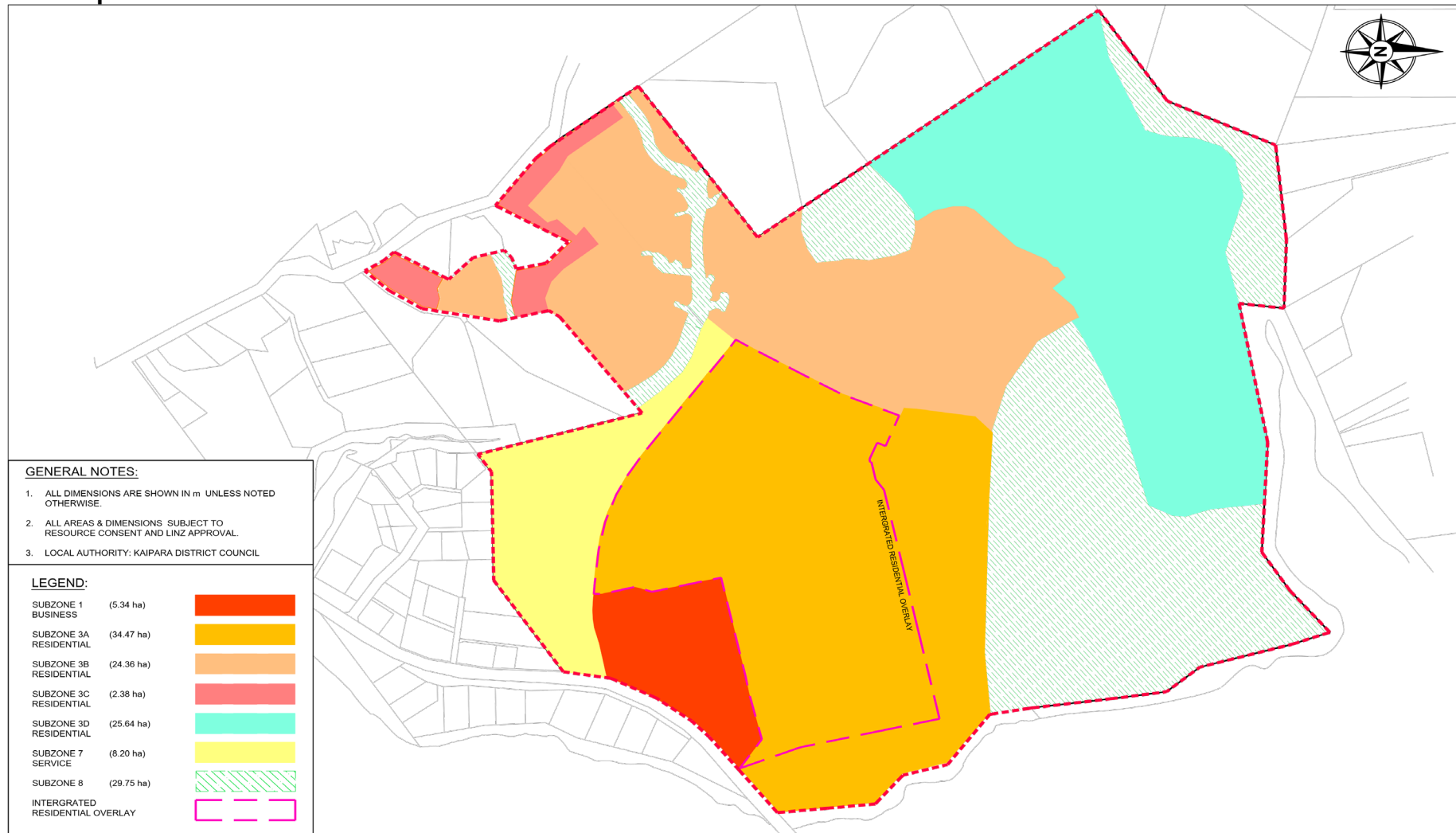



				ORIGINATOR: JKLM	DATE: 22/05/19	SIGNED:	PLOT BY:	THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF, AND MAY NOT BE REWORKED OR ALTERED, WITHOUT THE WRITTEN PERMISSION OF MCKENZIE AND COMPANY CONSULTANTS LIMITED. NO LIABILITY SHALL BE ACCEPTED FOR THE UNAUTHORISED USE OF THIS DRAWING.	PROJECT:  MANGAWHAI 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	A1	
				CHECKED:	DATE:	SIGNED:	SURVEY BY:					DRAWING NO: 1450-PC-008	REV: A		
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# Zone Map



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## **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"