

PPC84 Mangawhai Hills – Summary of Further Submissions

Further Submitter Name and Number	Further Submission Point	Original Submitter Name	Original submitter number	Original Submission Point	Topic	Support/Oppose/Support in Part	Decision	Reason/s	Heard at hearing	Joint submission
Berggren Trustee Co Ltd FS1	FS1.1	A. Van Niekerk	2	2.1	Zoning	Oppose	Further submitter seeks for the land to be zoned urban/residential purposes as sought. Submitter seeks for additional provisions be added to ensure networks/ provision of infrastructure and other outcomes as stated in the submission are secured.	Further submitter views that zoning the land rural residential is an inefficient use of land situated adjacent to the existing urban area.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.2	A. Van Niekerk	2	2.3	Roading	Support in part	Further submitter seeks for specific and clear provisions to secure road connections between Cove Road and Moir Street.	Further submitter views that Development Area provisions should be included to secure the required road upgrades recommended in the Transportation Assessment. The further submitter also notes that specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. Further submitter views there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.3	B. And S. Pullham	3	3.1	Infrastructure	Support in part	Further submitter seeks for the addition of provisions which secure the required infrastructure in an efficient and timely manner.	Further submitter views there is uncertainty around future planning for infrastructure. Further submitter views the inclusion of specific provisions are necessary to be included in the Structure Plan and they view that there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.4	B. And S. Pullham	3	3.2	Ecology	Support in part	Further submitter seeks that a specific assessment of ecological features within the plan change area which adds provisions as necessary to secure outcomes.	Further submitter views that ground truthing is required to ensure accurate identification of freshwater and terrestrial ecological features consistent with the relevant National policy Statements and National Environmental Standards.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.5	B. And S. Pullham	3	3.3	Zoning Roading	Oppose	Allow submission point in part.	Further submitter notes that use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource. Further submitter views there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street.	Y	Y

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Berggren Trustee Co Ltd FS1	FS1.6	C. and R. Owen	5	5.1	Zoning Roading	Oppose	Further submitter seeks for the land to be zoned for urban / residential as sought, but add provisions to ensure road networks, provision of infrastructure and other outcomes as stated in the submission are secured.	Further submitter views that zoning the land rural residential is an inefficient use of land given it is situated adjacent to the existing urban area.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.7	C. and R. Owen	5	5.4	Roading	Support in part	Allow submission point in part.	The further submitter also notes that specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. Further submitter views there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street. Further submitter also notes that Development provisions should be included to secure the required road upgrades recommended in the Transportation Assessment.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.8	C. and R. Owen	5	5.10	Flooding	Support	Allow submission point. Ensure the proposal accurately assesses and includes appropriate provisions to address climate change impacts, stormwater management and flooding effects.	Further submitter notes that flooding matters need to be appropriately assessed and considered.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.9	C. Boonham	6	6.1	Infrastructure	Support in part	Allow the submission point in part. Ensure the plan provisions achieve integration of urban development with the provision of infrastructure including the economically efficient provision of infrastructure.	Further submitter views there is uncertainty about future planning for infrastructure and views that certainty is required, and self-servicing proposals need to be considered in a wider environmental framework, including the integration of urban development with infrastructure and the funding on that infrastructure.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.10	D. Parker	11	11.1	Zoning Infrastructure	Support in part	Allow submission point in part.	The further submitter supports the use of the land for urban purposes and views the land should be zoned to enable efficient use of the urban land resource subject to appropriate provisions to secure the necessary infrastructure in an integrated timely manner.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.11	D. Parker	11	11.3	Infrastructure	Support in part	Allow the submission point in part. Further submitter seeks to allow the rezoning subject to provisions to secure the required	Further submitters views there is no certainty as to the approach to infrastructure servicing. Further submitter views the requested relief would seek to provide a planned and coordinated approach to infrastructure servicing.	Y	Y

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							infrastructure in an efficient, coordinated and timely manner.			
Berggren Trustee Co Ltd	FS1.12	D. Parker	11	11.5	Community Facilities	Support in part	Allow the submission point in part. Further submitter seeks to allow the rezoning subject to clear and specific provisions to achieve the stated outcomes.	Further submitter views that there are no provisions which secure community facilities, other than pedestrian and cycle networks. Further submitter is concerned that PPC84 may not allow for community or educational facilities.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.13	D. Parker	11	11.6	Zoning	Oppose	Disallow the submission point. Allow rezoning subject to appropriate provisions.	Submitter views the zone description, objectives, policies relating to achieving large lot residential development (DEV-P1) need to be reviewed. Submitter views provisions such as setbacks, sensitive building orientation, design, and landscaping. Further submitter supports land being zoned for urban purposes.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.14	E. Jenner	12	12.1	General	Neutral	Neutral.	Further submitter notes they have an interest greater than the public generally as outcomes in relation to this point may affect the submitter's land directly.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.15	13	13.1	F. Lienert	General	Neutral.	Neutral.	Further submitter notes they have an interest greater than the public generally as outcomes in relation to this point may affect the submitter's land directly.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.16	16	16.1	G. Mitchell	Zoning	Oppose	Disallow submission point. Allow urban zoning subject to appropriate provisions.	Further submitter notes they are in support of the land being used for urban purposes and the land should be zoned to enable efficient use of the urban land resource.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.17	16	16.3	G. Mitchell	Structure Plan	Support in part	Allow urban zoning subject to appropriate provisions to secure the required outcomes.	Further submitter views that Development Area provisions should be included to secure the required road upgrades recommended in the Transportation Assessment. The further submitter also notes that specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. Further submitter views there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street.	Y	Y

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Berggren Trustee Co Ltd FS1	FS1.18	18	18.1	G. van Niekerk	Zoning	Oppose	Disallow submission point. Allow urban zoning subject to appropriate provisions.	Further submitter supports the use of the land for urban purposes and land should be zoned to enable efficient use of the urban land resource.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.19	20	20.1	Horizon Surveying and Land Development	Zoning	Support in part	Allow submission point. Allow rezoning subject to appropriate provisions.	Further submitter supports the use of the land for urban purposes. Further submitter views land should be zoned to enable efficient use of the urban land resource.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.20	20	20.2	Horizon Surveying and Land Development	Zoning	Support in part	Allow submission point in part.	Further submitter supports the use of the land for urban purposes. Further submitter views land should be zoned to enable efficient use of the urban land resource.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.21	20	20.3	Horizon Surveying and Land Development	Zoning	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter views the use of the land for urban purposes is supported and the land should be zoned to enable efficient use of the urban land resource subject to provisions that ensure the required infrastructure is secured in a timely, coordinated, and efficient manner.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.22	20	20.4	Horizon Surveying and Land Development	Infrastructure	Support in part	Allow rezoning subject to the ability to provide the required infrastructure in a coordinated, timely and efficient manner.	Further submitter views PPC84 does not provide certainty as to the approach to infrastructure servicing and views that planning for infrastructure should be a coordinated approach.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.23	26	26.1	J. Warden	Ecology	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter agrees there is uncertainty around provisions relating to terrestrial vegetation, wetland and other freshwater resources. Further submitter views that a ground-truthed, detailed assessment needs to be undertaken prior to development on the submitters land.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.24	26	26.2	J. Warden	Ecology	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter views that provisions relating to terrestrial vegetation, wetland and other freshwater resources on their site need to acknowledge that features have not been ground truthed.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.25	26	26.3	J. Warden	Ecology	Support	Allow submission point.	Further submitter views that provisions relating to terrestrial vegetation, wetland and other freshwater resources on their site need to acknowledge that features have not been ground truthed.	Y	Y

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Berggren Trustee Co Ltd FS1	FS1.26	26	26.4	J. Warden	Ecology	Support	Allow submission point. Allow rezoning subject to appropriate provisions.	Further submitter views that provisions relating to terrestrial vegetation, wetland and other freshwater resources on their site need to acknowledge that features have not been ground truthed.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.27	26	26.5	J. Warden	Ecology	Support	Allow submission point.	Further submitter views that provisions relating to terrestrial vegetation, wetland and other freshwater resources on their site need to acknowledge that features have not been ground truthed.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.28	28	28.1	K. and S. Gow	General	Neutral	Neutral.	Further submitter notes they have an interest greater than the public given outcomes in relation to submission point may affect the submitter's land directly.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.29	28	28.2	K. and S. Gow	General	Neutral	Neutral.	Further submitter notes they have an interest greater than the public given outcomes in relation to submission point may affect the submitter's land directly.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.30	28	28.4	K. and S. Gow	General	Neutral	Allow rezoning subject to appropriate provisions. Submitter seeks for Development Area provisions to be included to secure required road upgrades recommended in the Transportation Assessment.	Further submitter notes they have an interest greater than the public given outcomes in relation to submission point may affect the submitter's land directly.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.31	28	28.5	K. and S. Gow	General	Neutral	Neutral.	Further submitter notes they have an interest greater than the public given outcomes in relation to submission point may affect the submitter's land directly.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.32	28	28.6	K. and S. Gow	General	Neutral	Allow rezoning subject to appropriate provisions.	Further submitter notes they have an interest greater than the public given outcomes in relation to submission point may affect the submitter's land directly.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.33	29	29.1	K. Francis	Zoning and Rooding	Oppose	Disallow the submission point. Allow rezoning subject to appropriate provisions.	Further submitter is in support of rezoning the land for urban purposes and views land should be zoned to enable efficient use of the urban land resource which requires a connection between Cove Road and Moir Street.	Y	Y

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Berggren Trustee Co Ltd FS1	FS1.34	31	31.1	K. and H. Canton	Zoning	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter is in support of the land used for urban purposes and views land should be zoned to enable efficient use of the urban land resource.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.35	31	31.2	K. and H. Canton	Infrastructure	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter is concerned there is no certainty as to the approach to infrastructure and views the approach should be planned and coordinated with regards to infrastructure servicing.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.36	31	31.3	K. and H. Canton	Roading	Neutral	Neutral.	Further submitter notes they have an interest greater than the public given outcomes in relation to submission point may affect the submitter's land directly. Further submitter views specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.37	32	32.6	K.Marment	Infrastructure	Oppose in part	Allow rezoning subject to appropriate provisions	Further submitter is concerned there is no certainty as to the approach to infrastructure and views the approach should be planned and coordinated with regards to infrastructure servicing.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.38	33	33.1	K. Moynihan (behalf of T & KL Family Trust)	Zoning	Oppose	Disallow submission point. Allow rezoning subject to appropriate provisions.	Further submitter supports the use of the land for urban purposes and views the land should be zoned to enable efficient use of the urban land resource.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.39	33	33.3	K. Moynihan (behalf of T & KL Family Trust)	Roading	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter views that specific requirements to secure the provision of primary and secondary roads as shown on the Structure Plan. Further submitter views that a clear trigger is needed for when the Primary Road needs to be connected between Cove Road and Moir Street. Further submitter also views that Development Area provisions should be included to secure the required road upgrades as recommended in the Transport Assessment.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.40	34	34.1	K. Reid	Roading	Oppose	Disallow submission point. Allow rezoning subject to appropriate provisions.	Further submitter supports the use of the land for urban purposes and views the land should be zoned to enable efficient use of the urban land resource. Further submitter views that specific requirements to secure the provision of primary and secondary roads as shown on the Structure Plan. Further submitter views that a clear trigger is	Y	Y

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								needed for when the Primary Road needs to be connected between Cove Road and Moir Street.		
Berggren Trustee Co Ltd FS1	FS1.41	35	35.1	L. Kendall	Infrastructure	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter is concerned that PPC84 provides no certainty as to the approach to infrastructure planning and views that the approach to infrastructure servicing should be coordinated and planned.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.42	36	36.1	D. Vale (Late submission)	Roading	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter views that specific requirements to secure the provision of primary and secondary roads as shown on the Structure Plan. Further submitter views that a clear trigger is needed for when the Primary Road needs to be connected between Cove Road and Moir Street.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.43	37	37.1	R. Moffat (Late Submission)	Infrastructure	Support	Allow rezoning subject to appropriate provisions.	Further submitter is concerned that PPC84 provides no certainty as to the approach to infrastructure planning and views that the approach to infrastructure servicing should be coordinated and planned. Further submitter supports provisions for cycleways and pedestrians.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.44	41	41.1	M. Tschirky	Zoning	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter views there is a lack of certainty as to the approach of infrastructure servicing and views the approach should be planned and coordinated.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.45	41	41.2	M. Tschirky	Infrastructure	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter views there is a lack of certainty as to the approach of infrastructure servicing and views the approach should be planned and coordinated.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.46	43	43.1	Mangawhai Church Trust	Zoning	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter support the use of the land for urban purposes and views the land should be zoned to enable efficient use of the urban land resource.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.47	43	43.2	Mangawhai Church Trust	Roading	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter notes they have an interest greater than the public as outcomes in relation to this submission point may affect the submitters land directly. Further submitter views that specific requirements to secure the provision of primary and secondary roads as shown on the Structure Plan. Further submitter views that a clear trigger is needed for when the Primary Road needs to be connected between Cove Road and Moir Street.	Y	Y

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Berggren Trustee Co Ltd FS1	FS1.48	43	43.3	Mangawhai Church Trust	Infrastructure	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter views there is a lack of certainty as to the approach of infrastructure servicing and views the approach should be planned and coordinated.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.49	43	43.4	Mangawhai Church Trust	Infrastructure	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter views there is a lack of certainty as to the approach of infrastructure servicing and views the approach should be planned and coordinated.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.50	43	43.5	Mangawhai Church Trust	Higher Order Planning Documents	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter views that the objective relating to Freshwater Management should align more clearly with the NPS – Freshwater Management. Further submitter supports the use of the land for urban purposes and the land should be zoned to enable efficient use of the urban land resource.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.51	44	44.2	Mangawhai Matters Society Inc	General	Neutral	Allow rezoning subject to appropriate provisions.	Further submitter notes they have an interest greater than the general public given that outcomes relating to this submission point may have a direct impact on the further submitter's property. Submitter views the zone description, objectives, policies relating to achieving large lot residential development (DEV-P1) need to be reviewed. Submitter views provisions such as setbacks, sensitive building orientation, design, and landscaping.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.52	44	44.3	Mangawhai Matters Society Inc	Infrastructure	Support in part	Allow rezoning subject to appropriate provisions.	The further submitter also notes that specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. Further submitter views there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street. Further submitter is concerned that PPC84 has a lack of infrastructure planning and views the approach needs to be planned and coordinated.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.53	44	44.4	Mangawhai Matters Society Inc	Community services	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter notes they have an interest greater than the general public as decisions on this submission point may have a direct impact on the further submitter's property. Further submitter is concerned that PPC84 provisions do not secure community or educational facilities.	Y	Y

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Berggren Trustee Co Ltd FS1	FS1.54	45	45.1	Moana Views Committee	Zoning	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter supports the use of the land for urban purposes and supports rezone of land to residential. Further submitter views that rural residential development is not an efficient use of the land resource in this location.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.55	45	45.3	Moana Views Committee	Roading	Oppose	Disallow submission point. Allow rezoning subject to appropriate provisions.	The further submitter also notes that specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. Further submitter views there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.56	46	46.1	N. and D. Wilson	Zoning	Oppose in part	Disallow submission point.	Further submitter views that land should be zoned urban and use of the land for urban purposes is supported.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.57	47	47.1	N. Campbell	Zoning	Neutral	Allow rezoning subject to appropriate provisions.	Further submitter notes they have an interest greater than the general public and that decisions from this submission point may have a direct impact on the further submitter's property.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.58	47	47.2	Nicola Campbell	Zoning	Oppose	Disallow submission point. Allow rezoning subject to appropriate provisions.	Further submitter supports the land being rezoned residential and supports the use of the land for urban purposes.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.59	47	47.3	Nicola Campbell	Zoning	Neutral	Allow rezoning subject to appropriate provisions.	Further submitter seeks for the land to be rezoned residential and ensure provisions are included for road, cycle and pedestrian connections.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.60	48	48.1	N. Gestro	Roading and Infrastructure	Support in part	Allow rezoning subject to appropriate provisions.	The further submitter also notes that specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. Further submitter views there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.61	48	48.2	N. Gestro	General	Neutral	NIL	Further submitter notes they have an interest greater than the general public and that decisions from this submission point may have a direct impact on the further submitter's property.	Y	Y

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Berggren Trustee Co Ltd FS1	FS1.62	49	49.1	Northland Regional Council	Infrastructure	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter views there is a lack of provisions for infrastructure planning and views this should be a planned and coordinated approach.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.63	49	49.2	Northland Regional Council	Infrastructure	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter views there is a lack of provisions for infrastructure planning and views this should be a planned and coordinated approach.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.64	49	49.3	Northland Regional Council	Flooding	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter agrees that flooding matters need to be appropriately assessed and considered.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.65	49	49.4	Northland Regional Council	Infrastructure	Support in part	Allow submission point in part.	Further submitter supports the use of the land for urban purposes. Further submitter is concerned that PPC84 lacks certainty with regard to infrastructure planning.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.66	52	52.1	P. Renner	Zoning	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter supports the use of the land for urban purposes and land should be zoned to enable efficient use of the urban land resource.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.67	60	60.1	S. Brabant	Roading	Support in part	Allow rezoning subject to appropriate provisions.	The further submitter also notes that specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. Further submitter views there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street	Y	Y
Berggren Trustee Co Ltd FS1	FS1.68	60	60.2	S. Brabant	Infrastructure	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter is concerned that PPC84 lacks certainty with regard to infrastructure planning.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.69	62	62.1	S. Hartley	Character and amenity	Neutral	Allow rezoning subject to appropriate provisions.	Further submitter supports the use of the land for urban purposes and land should be zoned to enable efficient use of the urban land resource. Further submitter views that PPC84 provisions require amendment to provide more direction and greater certainty as to the development outcomes.	Y	Y

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Berggren Trustee Co Ltd FS1	FS1.70	62	62.2	S. Hartley	Roading and infrastructure	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter views the inclusion of specific provisions are necessary to be included in the Structure Plan and they view that there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street. Further submitter also notes they are in support of pedestrian and cycleways.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.71	62	62.3	S. Hartley	Roading	Support in part	Allow rezoning subject to appropriate provisions.	The further submitter also notes that specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. Further submitter views there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.72	62	62.4	S. Hartley	Roading	Support in part	Allow rezoning subject to appropriate provisions.	The further submitter also notes that specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. Further submitter views there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.73	65	65.1	T. and J Wilson	Zoning	Oppose	Disallow submission point.	Further submitter supports the use of the land for urban purposes and views the land should be rezoned to residential to enable efficient use of the urban land resource.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.74	65	65.3	T. and J Wilson	Roading	Support in part	Allow rezoning subject to appropriate provisions.	The further submitter also notes that specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. Further submitter views there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.75	66	66.1	T. de Baugh	Zoning	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter supports the use of the land for urban purposes and views the land should be rezoned to residential to enable efficient use of the urban land resource.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.76	70	70.1	F. and W. Maclennan	PPC84 in whole	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter views that PPC84 provisions need to be more directive to provide greater certainty as to the development outcomes.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.77	70	70.2	F. and W. Maclennan	Mangawhai Spatial Plan	Oppose	Allow rezoning subject to appropriate provisions.	Further submitter supports the use of the land for urban purposes and views the land should be rezoned to residential to enable efficient use of the urban land resource.	Y	Y

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Berggren Trustee Co Ltd FS1	FS1.78	70	70.3	F. and W. Maclennan	Flooding	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter notes that flooding issues need to be appropriately assessed and considered.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.79	70	70.4	F. and W. Maclennan	Infrastructure	Support in part	Allow rezoning subject to appropriate provisions.	Further submitter is concerned PPC84 lacks certainty with regard to infrastructure planning.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.80	72	72.1	W. and J. Neal	Zoning	Oppose	Disallow submission point. Allow rezoning subject to appropriate provisions.	Further submitter supports the use of the land for urban purposes and views the land should be rezoned to residential to enable efficient use of the urban land resource.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.81	72	72.3	W. and J. Neal	PPC84 in whole	Support in part	Allow rezoning subject to appropriate provisions.	The further submitter also notes that specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. Further submitter views there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.82	73	73.1	Y. Reid	PPC84 in whole	Oppose	Disallow submission point. Allow rezoning subject to appropriate provisions.	Further submitter supports the use of the land for urban purposes and views the land should be rezoned to residential to enable efficient use of the urban land resource.	Y	Y
Berggren Trustee Co Ltd FS1	FS1.83	76	76.1	L. Leslie	Roading and infrastructure	Support in part	Allow rezoning subject to appropriate provisions.	The further submitter also notes that specific provisions are required to secure the provision of the primary and secondary roads shown on the Structure Plan. Further submitter views there needs to be a clear trigger for when the Primary Roads needs to be connected between Cove Road and Moir Street. Further submitter is concerned PPC84 lacks certainty with regard to infrastructure planning.	Y	Y
S. and K. Gow FS2	FS2.1	G. Arnerich	14	14.1	Stormwater	Support	Allow submission point in whole.	Further submitter agrees that infrastructure, with regard to stormwater, will not be able to cope with the increase in residential development. Further submitter agrees that a more detailed risk investigation and risk assessment needs to be undertaken.	N	Y
S. and K. Gow FS2	FS2.2	G. Arnerich	14	14.2	Roading	Support	Allow submission point in whole.	Further submitter agrees that current roading infrastructure cannot cope with the increase in residential development.	N	Y

PPC84 Mangawhai Hills – Summary of Further Submissions

Further Submitter Name and Number	Further Submission Point	Original Submitter Name	Original submitter number	Original Submission Point	Topic	Support/Oppose/Support in Part	Decision	Reason/s	Heard at hearing	Joint submission
S. and K. Gow FS2	FS2.3	N. Campbell	47	47.1	Zoning	Support	Allow submission point in whole.	Further submitter agrees that the existing paper road adjacent to Fantail Way contains an area of regenerating bush which allows birds to travel safely.	N	Y
S. and K. Gow FS2	FS2.4	N. Campbell	47	47.4	Zoning	Support	Allow submission point in whole.	Further submitter agrees that the area of ridge proposed to be zoned residential, be retained as residential, or zoned as public reserve or bush reserve. Further submitter agrees that housing and roading development in this area be disallowed.	N	Y
S. and K. Gow FS2	FS2.5	C. and R Owen	5	5.1	Zoning	Support	Allow submission point in whole.	Further submitter agrees that the proposed development does not align with the Mangawhai Spatial Plan and shares the concern that the Spatial Plan has not been sufficiently addressed in the s32 report.	N	Y
S. and K. Gow FS2	FS2.6	C. and R Owen	5	5.8	Stormwater	Support	Allow submission point in whole.	Further submitter agrees that flooding events signals to a lack of capability within the stormwater infrastructure and views that PPC84 needs a detailed plan as to how stormwater infrastructure will be managed to cope with a residential zone change of this size.	N	Y
S. and K. Gow FS2	FS2.7	C. and R Owen	5	5.9	Stormwater	Support	Allow submission point in whole.	Further submitter shares the concern that roading and hard platforms, as a result of PPC84 will create greater downstream effects.	N	Y
S. and K. Gow FS2	FS2.8	C. and R Owen	5	5.10	Stormwater	Support	Allow submission point in whole.	Further submitter agrees that that future proofing stormwater infrastructure along Tara Road and the stream network is required to support PPC84. Further submitter also agrees that the Kaipara District Council and/or the developer need to provide greater clarity as how the infrastructure will be serviced and how it will be paid for.	N	Y
S. and K. Gow FS2	FS2.9	J. Archer	21	21.1	Infrastructure	Support	Allow the submission point in whole.	Further submitter shares the concern as to whether roading and infrastructure can support the PPC84 development.	N	Y
S. and K. Gow FS2	FS2.10	P. Muller	51	51.1	Services and facilities	Support	Allow the submission point in whole.	Further submitter agrees that there is already too much residential infill planned in Mangawhai and that infrastructure services such as school, power, internet, health facilities and wastewater cannot support the proposed development.	N	Y
S. and K. Gow FS2	FS2.11	C. Boonham	6	6.1	PPC84 in whole	Support	Allow submission point in whole.	Further submitter agrees with the submission point in that a decision on PPC84 should be postponed.	N	Y
S. and K. Gow FS2	FS2.12	J. Young	27	27.1	Infrastructure	Support	Allow submission point in whole.	Further submitter agrees that infrastructure cannot support the proposed PPC84 development.	N	Y

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Further Submitter Name and Number	Further Submission Point	Original Submitter Name	Original submitter number	Original Submission Point	Topic	Support/Oppose/Support in Part	Decision	Reason/s	Heard at hearing	Joint submission
S. and K. Gow FS2	FS2.13	S. Brabant	60	60.1	Roading	Support	Allow submission point in whole.	Further submitter agrees that the traffic assessment undertaken does not give an accurate representation of traffic movements. Further submitter agrees that a further traffic assessment be undertaken which highlights the costs of roading upgrades required, and where the financial responsibility for upgrades sit with.	N	Y
S. and K. Gow FS2	FS2.14	C. Marshall	7	7.1	Roading	Support	Allow submission point in whole.	Further submitter supports the recommendation that the current paper road above/adjacent to Kahu Drive and Daphne Place be retained as green space, as opposed to being developed for residential purposes.	N	Y
S. and K. Gow FS2	FS2.15	T. Hanna	67	67.1	Infrastructure	Support	Allow submission point in whole.	Further submitter shares the concern that current infrastructure cannot support the proposed PPC84 development and refers to lack of schooling in the area. The further submitter notes that current schooling facilities in Mangawhai are expected to reach capacity in the next 1-2 years. Further submitter also notes current traffic congestion on Insley Road and is concerned that the PPC84 development will put additional strain onto the already congested roading network.	N	Y
S. and K. Gow FS2	FS2.16	D. Bolton	10	10.2	Ecological	Support	Allow submission point in whole.	Further submitter agrees with the D. Bolton's recommendation to Council to retain the paper road as green space and to provide a buffer between any proposed future development and the Vista Verano subdivision.	N	Y
S. and K. Gow FS2	FS2.17	D. Bolton	10	10.3	Conflict of interest	Support	Allow submission point in whole.	Further submitter agrees with concerns around the potential conflict of interest between the Mangawhai Church Trust, MHL and KDC. Further submitter views that further clarity of the intention of parties would be beneficial to residents.	N	Y
S. and K. Gow FS2	FS2.18	K. Francis	29	29.1	Ecological	Support	Allow submission point in whole.	Further submitter views that development of paper road will have a negative impact on birdlife and the surrounding environment.	N	Y
S. and K. Gow FS2	FS2.19	T. Harris	68	68.1	Roading and services	Support	Allow submission point in whole.	Further submitter agrees that the PPC84 development will have adverse effect on amenity value of the Mangawhai area and shares concerns around traffic congestion, parking availability in the Village and Heads, and additional pressure that the PPC84 may cause on facilities during holidays, weekends and school holidays.	N	Y
S. and K. Gow FS2	FS2.20	T. Harris	68	68.2	Stormwater	Support	Allow submission point in whole.	Further submitter agrees that the PPC84 development will have adverse effects on stormwater runoff and views there is a clear lack of information on stormwater design in relation to the proposed roading networks. Further submitter views that the information required to support the proposed development needs to be assessed prior to PPC84 being approved.	N	Y

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Further Submitter Name and Number	Further Submission Point	Original Submitter Name	Original submitter number	Original Submission Point	Topic	Support/Oppose/Support in Part	Decision	Reason/s	Heard at hearing	Joint submission
S. and K. Gow FS2	FS2.21	E. Jenner	12	12.1	Paper road and stormwater	Support	Allow submission point in whole.	Further submitter agrees that the existing paper road width be retained as a reserve. Further submitter notes they are concerned about the development of a road with inadequate drainage and the potential cumulative effects this may have on their property.	N	Y
S. and K. Gow FS2	FS2.22	L. Kendall	35	35.1	Infrastructure	Support	Allow submission point in whole.	Further submitter agrees that infrastructure upgrades should take place prior to the approval of PPC84.	N	Y
S. and K. Gow FS2	FS2.23	W. & F. Maclennan	70	70.1	Flooding	Support	Allow submission point in whole.	Further submitter supports W. & F. Maclennan's views that PPC84 as notified requires more detail to further inform services to the development and views that flooding concerns need further addressing. Further submitter also notes they would further support PPC84 if the proposed development aligned more with the Mangawhai Spatial Plan.	N	Y
S. and K. Gow FS2	FS2.24	W. & F. Maclennan	70	70.2	Mangawhai Spatial Plan	Support	Allow submission point in whole.	Further submitter agrees that there is misalignment between the Mangawhai Spatial Plan and PPC84, in particular to the vast difference between proposed dwelling numbers. Further submitter views that higher regard should be given to the Mangawhai Spatial Plan when considering approving PPC4.	N	Y
S. and K. Gow FS2	FS2.25	W. & F. Maclennan	70	70.4	Infrastructure	Support	Allow submission point in whole.	Further submitter shares concerns that provisions for wastewater disposal and electricity infrastructure have not been clearly outlined and views there is a lack of detail of said provisions. Further submitter supports for further clarity around wastewater disposal and electricity services.	N	Y
S. Gow FS3	FS3.1	A. Van Niekerk	2	2.1	Zoning	Support	Allow submission point in whole.	No reasoning specified.	N	Y
S. Gow FS3	FS3.2	A. Van Niekerk	2	2.5	Urban design	Support	Allow submission point in whole.	No reasoning specified.	N	Y
S. Gow FS3	FS3.3	C. Marshall	7	7.1	Zoning	Support	Allow submission point in whole.	No reasoning specified.	N	Y
S. Gow FS3	FS3.4	Mangawhai Matters Society Inc.	44	44.1	Stormwater Management Plan	Support	Allow submission point in whole.	No reasoning specified.	N	Y
S. Gow FS3	FS3.5	Mangawhai Matters Society Inc.	44	44.2	Ridgeline Development	Support	Allow submission point in whole.	No reasoning specified.	N	Y
S. Gow FS3	FS3.6	Mangawhai Matters Society Inc.	44	44.3	Infrastructure	Support	Allow submission point in whole.	No reasoning specified.	N	Y

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Further Submitter Name and Number	Further Submission Point	Original Submitter Name	Original submitter number	Original Submission Point	Topic	Support/Oppose/Support in Part	Decision	Reason/s	Heard at hearing	Joint submission
S. Gow FS3	FS3.7	Berggren Trustee Co Ltd	4	4.1	PPC84 in whole	Support	Allow submission point in whole.	Further submitter agrees that PPC84 requires a more directive approach to provide further clarity, and views that the information supplied with PPC84 is generic and indicative and lacking in accuracy, clarity and certainty.	N	Y
S. Gow FS3	FS3.8	Berggren Trustee Co Ltd	4	4.13	Higher order planning documents	Support	Allow submission point in whole.	Further submitter agrees that effects from PPC84 create uncertainty on the environment, and views that PPC84 does not adequately manage the plan change provisions. The further submitter also agrees that PPC84 does not align with higher order planning documents such as the NPS – UD or Northland Regional Policy Statement.	N	Y
S. Reid FS4	FS4.1	S. Reid	64	64.1	PPC84 in whole	Support	Allow submission point in whole.	Further submitter is in support of original submission point as they view PPC84 will adversely affect their property, wellbeing, lifestyle, health and happiness. Further submitter is concerned PPC84 will have adverse effects on traffic congestion, travel safety and rural amenity and lifestyle. Further submitter also has concerns regarding flooding on their property and cumulative effects from PPC84 may have on flooding.	N	Y
Y. Reid FS5	FS5.1	Y. Reid	73	73.1	PPC84 in whole	Support	Allow submission point in whole.	Further submitter is in support of original submission point as they view PPC84 will adversely affect their property, wellbeing, lifestyle, health and happiness. Further submitter is concerned PPC84 will have adverse effects on traffic congestion, travel safety and rural amenity and lifestyle. Further submitter also has concerns regarding flooding on their property and cumulative effects from PPC84 may have on flooding.	N	Y
M. Goodwin FS6	FS6.1	N. & D. Wilson	46	46.1	Infrastructure and services	Support	Allow submission point in whole.	Further submitter is concerned that PPC84 will have adverse effects on roading, wastewater and the environment. The further submitter agrees that PPC84 does not align with the Mangawhai Spatial Plan.	N	Y
K. Reid FS7	FS7.1	K. Reid	34	34	Amenity	Support	Allow submission point in whole.	Further submitter is in support of original submission point as they view PPC84 will adversely affect their property, wellbeing, lifestyle, health and happiness. Further submitter is concerned PPC84 will have adverse effects on traffic congestion, travel safety and rural amenity and lifestyle. Further submitter also has concerns regarding flooding on their property and cumulative effects from PPC84 may have on flooding.	N	Y
Dept of Conservation	FS8.1	C. Boonham	6	6.1	PPC84 in whole	Support in part	Allow submission point in part by addressing cumulative effects of development on the estuary.	The further submitter is also concerned with effects from intensive subdivision on the Mangawhai Harbour. The further submitter notes the estuary is an essential foraging and roosting	N	N

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Further Submitter Name and Number	Further Submission Point	Original Submitter Name	Original submitter number	Original Submission Point	Topic	Support/Oppose/Support in Part	Decision	Reason/s	Heard at hearing	Joint submission
FS8 Withdrawn 5 April 2024								habitat and notes that an increase in sediment reaching the estuary would have significant effects on the ecology of the estuary.		
Dept of Conservation FS8 Withdrawn 5 April 2024	FS8.2	G. Arnerich	14	14.1	PPC84 in whole	Support in part.	Allow submission point in part by addressing increased runoff and silt reaching the estuary.	The further submitter shares concerns regarding increased runoff as a result of PPC84 and the effects this may have on the Mangawhai Harbour. The further submitter notes the estuary is an essential foraging and roosting habitat and notes that an increase in sediment reaching the estuary would have significant effects on the ecology of the estuary.	N	N
Dept of Conservation FS8 Withdrawn 5 April 2024	FS8.3	J. Archer	21	21.1	PPC84 in whole	Support in part.	Allow submission point in part by addressing increased runoff and silt reaching the estuary.	The further submitter shares concerns regarding increased runoff as a result of PPC84 and the effects this may have on the Mangawhai Harbour. The further submitter notes the estuary is an essential foraging and roosting habitat and notes that an increase in sediment reaching the estuary would have significant effects on the ecology of the estuary.	N	N
E. Jenner FS9	FS9.1	E. Jenner	12	12.1	PPC84 in whole	Oppose	Disallow submission point in whole.	Further submitter has spoken with Principals from Mangawhai Hills Development and has been assured that concerns outlined in their original submission will be addressed. Further submitter notes they are now in full support of PPC84.	N	N
F. Shewan FS10	FS10.1	Berggren Trustee Co Ltd	4	4.1 - 4.13	PPC84 in whole	Support	Allow submission points in whole.	Further submitter notes they are in support of submission points raised from 4.1 – 4.13. Further submitter has raised concerns around traffic management and potential safety issues that may be exacerbated by PPC84.	N	Y
F. Shewan FS10	FS10.1	N. and D. Wilson	46	46.1	PPC84 in whole	Support	Allow submission point in whole.	Further submitter notes they in in support of matters raised in this submission point.	N	Y
F. Shewan FS10	FS10.1	N. Gestro	48	48.1 – 48.2	PPC84 in whole	Support	Allow submission points in whole.	Further submitter notes they are in support of matters raised in this submission point. Further submitter views that roading along Old Waipu Road would be required to be upgraded.	N	Y
Mangawhai Matters Inc FS11	FS11.1	Berggren Trustee Co Ltd	4	4.12	Infrastructure and funding	Support	Allow submission point in whole.	Further submitter is concerned that PPC84 does not adequately provide for the public costs of infrastructure and services required to support the development.	Y	Y
Mangawhai Matters Inc FS11	FS11.2	Berggren Trustee Co Ltd	4	4.13	PPC84 in whole	Support	Allow submission point in whole.	The further submitter agrees with the vision proposed within the PPC84 development however views that the PPC84 provisions as notified are broad, permissive and provide little certainty that the vision will transfer to the actual development.	Y	Y

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Further Submitter Name and Number	Further Submission Point	Original Submitter Name	Original submitter number	Original Submission Point	Topic	Support/Oppose/Support in Part	Decision	Reason/s	Heard at hearing	Joint submission
Mangawhai Matters Inc FS11	FS11.3	C. and R. Owen	5	5.8	Flooding	Support	Allow submission point in whole.	Further submitter is concerned that impervious surfaces from the proposed development will attribute to additional flooding.	Y	Y
Mangawhai Matters Inc FS11	FS11.4	D. Parker	11	11.5	Public space	Support	Allow submission point in whole.	Further submitter is concerned that PPC84 does not adequately provide for public spaces and amenity associated with the expected residential development.	Y	Y
Mangawhai Matters Inc FS11	FS11.5	K. Marment	32	32.2	Open space	Support	Allow submission point in whole.	Further submitter would like to see open space, grassland and scrub cover maximised to assist in protecting the ridgeline from increased runoff, with reference to landslips from Cyclone Gabrielle.	Y	Y
Mangawhai Matters Inc FS11	FS11.6	Mangawhai Matter Society Inc	44	44.1	Flooding	Support	<p>Allow submission point in whole.</p> <p>Further submitter seeks for initiatives to reduce sediments, nutrients and contaminants from entering streams by:</p> <ul style="list-style-type: none"> • Ensuring land use is aligned with the capacity of the land • Stream edge retirement and riparian planting • Restoration planting; and <p>Sediment load reduction through construction water management via a site specific erosion and sediment control plan.</p>	<p>Further submitter is concerned that PPC84 provisions will not deliver the level of protection needed to protect the amenity and ecological values of the Mangawhai Estuary.</p> <p>Further concerns relate to heavy rain events, catchment management, inappropriate land use, sedimentation, cumulative effects on water quality, runoff. Further detail on these are set out in the further submission.</p> <p>Further submitter has attached a report titled MANGAWHAI HARBOUR, COAST, AND COMMUNITY The Sustainable Mangawhai Project Stage One Report with their further submission.</p>	Y	Y
Mangawhai Matters Inc FS11	FS11.7	N. Campbell	47	47.4		Support	Allow submission point in whole.	Further submitter views the ridgeline should not be developed in order to retain an esplanade reserve and to prevent runoff and further slips.	Y	Y
Mangawhai Matters Inc	FS11.8	Northland Regional Council	49	49.1	Water services	Support	Allow submission point in whole.	Further submitter notes that two water storage tanks with 50m ³ is minimum for a residential home in Mangawhai. Further submitter views rainwater tanks should be kept underground, with exposed sides screened by planting.	Y	Y
B. and S. Pulham FS12	FS12.1	A. Van Niekerk	2	2.1	Zoning	Support	Allow submission point in whole.	Further submitter agrees that the proposed development does not align with the Mangawhai Spatial Plan and views this has not been sufficiently addressed in the s32 report	Y	Y

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B. and S. Pulham FS12	FS12.2	A. Van Niekerk	2	2.5	Urban design	Support	Allow submission point in whole.	Further submitter agrees that the unpolluted night sky should be protected external lighting within the boundaries of the proposed development should respect the public asset.	Y	Y
B. and S. Pulham FS12	FS12.3	Berggren Trustee Co Ltd	4	4.1	PPC84 in whole.	Support	Allow submission point in whole.	The further submitter notes a lot of the supporting information to the plan change is generic and indicative and requires amendment to be more directive and to provide greater clarity.	Y	Y
B. and S. Pulham FS12	FS12.4	Berggren Trustee Co Ltd	4	4.13	Higher order planning documents	Support	Allow submission point in whole.	Further submitter agrees that PPC84 does not align with the Mangawhai Spatial Plan and creates uncertainty with respect to the environment. Additionally, the further submitter views that PPC84 does not align with higher order planning documents such as the NPS-UD and Northland Regional Policy Statement.	Y	Y
B. and S. Pulham FS12	FS12.5	C. and R Owen	5	5.1	Mangawhai Spatial Plan	Support	Allow submission point in whole.	Further submitter agrees that PPC84 does not align with the Mangawhai Spatial Plan and views that this has not been sufficiently addressed in the s32 report.	Y	Y
B. and S. Pulham FS12	FS12.6	C. and R Owen	5	5.8	Stormwater	Support	Allow submission point in whole.	Further submitter agrees that detailed plans need to be outlined prior to a rezoning request which allow a residential development of the proposed size.	Y	Y
B. and S. Pulham FS12	FS12.7	C. and R Owen	5	5.9	Stormwater	Support	Allow submission point in whole.	Further submitter shares the concern that increased roading and hard platforms, as a result of increased residential development may lead result in cumulative effects downstream.	Y	Y
B. and S. Pulham FS12	FS12.8	C. and R Owen	5	5.10	Stormwater	Support	Allow submission point in whole.	Further submitter agrees that future proofing stormwater infrastructure along Tara Road the stream network is required. Additionally, further submitter agrees that the Kaipara District Council need to provide further clarity as what infrastructure upgrades will take place, where they will take place and how they will be paid for.	Y	Y
B. and S. Pulham FS12	FS12.9	C. Boonham	6	6.1	PPC84 in whole.	Support	Allow submission point in whole.	Further submitter agrees that until aspects of the PPC84 have been reviewed, assessed and considered, a decision on PPC84 should be postponed.	Y	Y
B. and S. Pulham FS12	FS12.10	C. Marshall	7	7.1	Zoning and green space	Support	Allow submission point in whole.	Further submitter agrees that the paper road above/adjacent to Kahu Drive and Daphne Place should be retained as green space as opposed to being converted to residential housing and/or a connecting road from Cove Road to Moir Street. Additionally, further submitter notes that the green space would assist in encouraging bird life, and be an opportunity for native plantings, as well as a cycle/walkway.	Y	Y

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Further Submitter Name and Number	Further Submission Point	Original Submitter Name	Original submitter number	Original Submission Point	Topic	Support/Oppose/Support in Part	Decision	Reason/s	Heard at hearing	Joint submission
B. and S. Pulham FS12	FS12.11	D. Boulton	10	10.2	Zoning and Paper Road	Support	Allow submission point in whole.	Further submitter agrees that the paper road should be retained as green space in its entirety and enhance the area through native plantings to create a buffer between proposed future development and the existing Vista Verano subdivision.	Y	Y
B. and S. Pulham FS12	FS12.12	D. Boulton	10	10.3	PPC84 in whole	Support	Allow submission point in whole.	Further submitter notes their concern around the potential conflict of interest between the Mangawhai Church Trust, MHL and KDC and agrees that clarity regarding the intention of the parties would be beneficial to residents.	Y	Y
B. and S. Pulham FS12	FS12.13	E. Jenner	12	12.1	Zoning	Support	Allow submission point in whole.	Further submitter agrees that the paper road be retained as a reserve and be planted accordingly. As a homeowner on Kahu drive, the further submitter is concerned about the development of primary road with inadequate drainage and stormwater runoff capture.	Y	Y
B. and S. Pulham FS12	FS12.14	F. Lienert	13	13.1	Reserve – Zoning	Support	Allow submission point in whole.	Further submitter agrees with the recommendation to maintain green spaces by utilising the paper road as a planted reserve.	Y	Y
B. and S. Pulham FS12	FS12.15	G. Arnerich	14	14.1	Stormwater	Support	Allow submission point in whole.	Further submitter shares the concern that current stormwater infrastructure will not be able to cope with the increase in residential development. Further submitter agrees that a more detailed investigation and risk assessment needs to be undertaken before PPC84 is approved.	Y	Y
B. and S. Pulham FS12	FS12.16	G. Arnerich	14	14.2	Roading	Support	Allow submission point in whole.	Further submitter shares the concern that current roading infrastructure cannot cope with the resulting increase in residential development, should the plan change go ahead. Further submitter agrees that traffic congestion will be further exacerbated should a new connection road from Tara Road to Moir Street be established.	Y	Y
B. and S. Pulham FS12	FS12.17	J. Archer	21	21.1	Roading and infrastructure	Support	Allow submission point in whole.	Further submitter agrees with concerns as to whether current roading and infrastructure can support the PPC84 development.	Y	Y
B. and S. Pulham FS12	FS12.18	J. Young	27	27.1	Roading and infrastructure	Support	Allow submission point in whole.	Further submitter agrees with concerns as to whether current roading and infrastructure can support the PPC84 development.	Y	Y
B. and S. Pulham FS12	FS12.19	K. and S. Gow	28	28.4	Roading and transport	Support	Allow submission point in whole.	Further submitter shares the concern that PPC84 will result in increased traffic pressure along Moir Street if a primary connection road is to be development at the top of Ulrich Drive	Y	Y

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Further Submitter Name and Number	Further Submission Point	Original Submitter Name	Original submitter number	Original Submission Point	Topic	Support/Oppose/Support in Part	Decision	Reason/s	Heard at hearing	Joint submission
								Further submitter agrees that a further traffic assessment be undertaken to explore alternative connection points, whilst utilising proposed connection points as outlined in the Mangawhai Spatial Plan.		
B. and S. Pulham FS12	FS12.20	K. and S. Gow	28	28.6	Roading and transport	Support	Allow submission point in whole.	Further submitter shares the concern that an additional road connection from Old Waipu North to Old Waipu South and Molesworth Drive will result in additional traffic congestion.	Y	Y
B. and S. Pulham FS12	FS12.21	K. Francis	29	29.1	Roading and transport	Support	Allow submission point in whole.	Further submitter agrees with the original submitter's opposition to an additional extension/access to Ulrich Drive and any future development to the existing paper road. Further submitter views that the development of the paper road will have a negative impact on residents on Kahu Drive, as well as birdlife and amenity values in the area.	Y	Y
B. and S. Pulham FS12	FS12.22	L. Kendall	35	35.1	Infrastructure	Support	Allow submission point in whole.	Further submitter agrees with the recommendation to upgrade infrastructure prior to the approval of another large scale residential development.	Y	Y
B. and S. Pulham FS12	FS12.23	Mangawhai Matters Society Inc	44	44.1	Stormwater Management Plan	Support	Allow submission point in whole.	Further submitter agrees that the proposed Stormwater Management Plan lacks sufficient detail to support PPC84 and agrees that an overall stormwater plan will assist in providing further certainty as to how stormwater will be managed within the PPC84 development.	Y	Y
B. and S. Pulham FS12	FS12.24	Mangawhai Matters Society Inc	44	44.2	Ridgeline Development	Support	Allow submission point in whole.	Further submitter agrees that the Kaipara District Council should take the esplanade reserve into ownership and agrees that additional provisions should require setbacks are implemented from the reserve, rather than the ridgeline.	Y	Y
B. and S. Pulham FS12	FS12.25	Mangawhai Matters Society Inc	44	44.3	Infrastructure	Support	Allow submission point in whole.	Further submitter agrees that additional provisions should be added into subdivision assessments as to how infrastructure will be funded.	Y	Y
B. and S. Pulham FS12	FS12.26	N. Campbell	47	47.1	Paper Road	Support	Allow submission point in whole.	Further submitter supports the recommendation that the paper road running along the ridgeline become a reserve, enhanced with native plantings, and walking tracks.	Y	Y
B. and S. Pulham FS12	FS12.27	N. Campbell	47	47.4	Zoning - Public Reserve	Support	Allow submission point in whole.	Further submitter agrees that the ridge area proposed to be zoned as residential, be retained as rural, or alternatively, be zoned as public reserve or bush reserve. Further submitter agrees that no further residential or roading development be permitted on the paper road, or ridgeline.	Y	Y
B. and S. Pulham	FS12.28	P. Muller	51	51.1	PPC84 in whole	Support	Allow submission point in whole.	Further submitter agrees that too much residential infill has already been planned and that services and infrastructure will	Y	Y

PPC84 Mangawhai Hills – Summary of Further Submissions

Further Submitter Name and Number	Further Submission Point	Original Submitter Name	Original submitter number	Original Submission Point	Topic	Support/Oppose/Support in Part	Decision	Reason/s	Heard at hearing	Joint submission
FS12								not be able to cope with the increase in residential development from PPC84. Further submitter views that PPC84 should be delayed until community services and roading have caught up to the demand.		
B. and S. Pulham FS12	FS12.29	S. Brabant	60	60.1	Road and transport	Support	Allow submission point in whole.	Further submitter agrees that the traffic assessment undertaken does not provide an accurate representation of traffic movements and views that PPC84 would benefit from a further traffic assessment to provide clarity. Further submitter agrees that certainty is required upfront as to the cost of roading upgrades, and who the financial responsibility lies with.	Y	Y
B. and S. Pulham FS12	FS12.30	T. Hannah	67	67.1	PPC84 in whole	Support	Allow submission point in whole.	Further submitter shares the concern that current infrastructure and services cannot support PPC84, with reference to kindergarten waitlists and limited primary school capacity. Additionally, the further submitter agrees that PPC84 may cause further traffic congestion should the residential development be approved.	Y	Y
B. and S. Pulham FS12	FS12.31	T. Harris	68	68.1	Zoning	Support	Allow submission point in whole.	Further submitter agrees that PPC84 will have adverse effect on amenity values with regard to additional traffic.	Y	Y
B. and S. Pulham FS12	FS12.32	T. Harris	68	68.2	Stormwater	Support	Allow submission point in whole.	Further submitter shares the concern that the PPC84 will have adverse effect on stormwater runoff due to a lack of detailed engineering design.	Y	Y
B. and S. Pulham FS12	FS12.33	W. and F. MacLennan	70	70.1	PPC84 in whole	Support	Allow submission point in whole.	Further submitter agrees that PPC84 as currently notified requires more detail to further inform services to the development as well as potential effects from flooding.	Y	Y
B. and S. Pulham FS12	FS12.34	W. and F. MacLennan	70	70.2	Zoning	Support	Allow submission point in whole.	Further submitter agrees that the PPC84 proposed zoning plan does not align with the direction of the Mangawhai Spatial Plan, with particular concern toward the substantial increase in residential lots in comparison to the MSP.	Y	Y
B. and S. Pulham FS12	FS12.35	W. and F. MacLennan	70	70.4	Services	Support	Allow submission point in whole.	Further submitter shares the submitter's concerns that provisions for wastewater and electricity infrastructure have not been clearly outlined in detail and views that further clarification would benefit the plan change.	Y	Y