

**Submission on application**

**This is a submission on a private plan change**

Please complete this form if you wish to make a submission to a current plan change that is open for submissions.

Plan change number: **PPC83**

Plan change name: **The Rise Limited**

The purpose of the plan change is to rezone an area north of Mangawhai to a Residential Zone. The key features of the plan change are:

- Rezone 56.9ha of land at Cove Road and Mangawhai Heads Road from Rural Zone to Residential Zone, including consequential amendments to the Operative Kaipara District Plan Maps;
- The creation of a Precinct over top of the Residentially Zoned land with core provisions that to protect ecological features, promote high quality urban design, provide open space and connectivity; and
- Any necessary consequential amendments to the Operative Kaipara District Plan provisions.

Trade competition and adverse effects (select one of the following options)\*

I could  I could not gain an advantage in trade competition through this submission.

If you ticked 'I could' above, please answer this question by selecting one option below:

I am  I am not directly affected by an effect of the subject matter of the submission

that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

**Note:**

If you are a person who could gain an advantage in trade competition through making a submission on PPC83 you may only make a submission if you are directly affected by an effect of PC83 that adversely affects the environment; and does not relate to trade competition of the effect of trade completion: Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Would you like to present your submission in person at a hearing?

Yes  No

If others make a similar submission, will you consider presenting a joint case with them in the hearing?

Yes  No

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## Submission on The Rise Private Plan Change 83, Notified by Kaipara District Council

Prepared by Andrew and Juliette Robb  
of 136 Mangawhai Heads Road, Mangawhai Heads 0573

### Attachment to Form 5

#### Zone Change

- We **support** the zone change to residential to support the future growth of Mangawhai.

#### Development density

The current neighbouring developed area is predominantly made up of small lifestyle lots and The Sanctuary.

- We **do not support** any individual lot size being less than 600sqm.
- We **do not support** impermeable surface of any individual lot being less than 40%.
- We **do not support** building site coverage of more than 35%.

#### Stormwater management

We **do not support** any further development without attention to the following:

- Provision for funding new public wastewater infrastructure through development contributions should be made explicit and committed prior to proceeding with the subdivision.
- There is currently no detailed assessment report and stormwater plan, that would demonstrate to Council, that further development within the PPC area would not increase overland flow and flooding effects to other properties. That each lot may collect their own stormwater does not account for the overflow from full tanks and other run off areas, including roads.
- The current management of stormwater is not adequate as it currently stands. Refer to below photo examples of downhill runoff flooding witnessed three times in the last year alone (and can no longer be described as an Act of God!), on properties below the proposed Rise development. The stream that currently collects the runoff (and appears to be left to downhill property owners to maintain) is only serviced by draining through an inadequately small pipe that does not cope in most rains lasting more than a day. First photo below shows the stream's expansion until this small pipe eventually sends the captured water towards Jack Boyd Drive, where it is still inadequately managed). The overflow runs over further properties to the Mangawhai Heads Road road drains, as shown in the second photo (also serviced by inadequately small pipes) draining to an estuary water catchment area.



134 Mangawhai Heads Rd.



136 Mangawhai Heads Rd

The status quo is not adequate so needs to be considered in current planning. Any new subdivision needs to show serious consideration in this key infrastructure area and thoroughly

evidenced and supported in its planning.

### Subdivision design

- We **do not support** any proposals, being for the sole benefit of the developer, that allows access to adjacent lots for future infrastructure. The benefit to the developer may be to the detriment of landowners in the middle of the precinct, who could potentially end up with detrimental protections placed on more than one boundary of their property, that in turn would limit them from their own future usability or development opportunities.

### Transport and roading

- We **do not support** policies (or the Concept Plan) that do not address necessary infrastructure improvements that would be required in consideration of Cove and Mangawhai Heads Roads, and their intersection, along with any further roading The Rise development may require. These roads would be servicing a residential area and no longer be rural roads. Improvements need to include safety for pedestrians, cyclists, school bus stops, residential speed limits, berm management, etc. This key infrastructure also needs to be thoroughly supported and evidenced in planning.

**Please complete a line for every submission point, adding as many additional lines as you need.**

**Note:** This form is intended for brief submission only, if you wish to provide us with more in-depth content, please do this on a separate page and attach it to this form when returning it to us.

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

Your signature: *Archie J. [Signature]* Date: 22/8/23  
 (A signature is not required if you make your submission by electronic means.)

Please return this submission form and any attachments **no later than 5pm Wednesday 23 August 2023** to Kaipara District Council by:

Posting to: Kaipara District Council, Private Bag 1001, Dargaville 0340

Email to: [planchanges@kaipara.govt.nz](mailto:planchanges@kaipara.govt.nz) or

Hand-deliver to: Kaipara District Council, 32 Hokianga Road, Dargaville or 6 Molesworth Drive, Mangawhai

**PRIVACY ACT NOTE:** Please note that all information provided in your submission is considered public under the Local Government Official Information and Meetings Act 1987 and may be published to progress the process for the private plan change and may be made publicly available.