

## Form 5

### Submission on notified proposal for policy statement or plan, change or variation.

*Clause 6 of Schedule 1, Resource Management Act 1991*

# This is a submission on a private plan change.

**Please complete this form if you wish to make a submission to The Rise private plan change.**

Private plan change number: PPC83 | Private plan change name: The Rise Limited

**Submissions must be received by 5pm on Wednesday 23 August 2023.**

## Overview of the Private Plan Change Proposal

The purpose of the private 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 protect ecological features and
- Apply any necessary consequential amendments to the KDP provisions.

You can read the Private Plan Change application documentation on the [Kaipara District Council website](#).

- **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.

**You can make a submission on more than one provision using this form.**

Each textbox can take up to 4000 characters. If your submission has more than 4000 characters, there is an option at the bottom of this page to upload your submission as a document.

- Please provide your details \*

1A

<b>Your first and last names</b>	Amy Mostert
<b>Postal address</b>	23 Olea Lane, Mangawhai Heads
<b>Contact phone</b>	0221749798
<b>Email address for correspondence</b>	amypixxi@gmail.com

- Please select your preferred method of contact \*

1B

- Email
- Postal

- Do you have an agent who is acting on your behalf? \*

1C

- Yes
- No

- If you have any attachments that relate directly to your submission on PPC83, you can upload the file/s  
1E here

Please attach the required Documents

- 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 PPC83 that:

1. adversely affects the environment, and
2. does not relate to trade competition or the effects of trade competition.

*Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.*

- Trade competition and adverse effects - select one: \*

2A

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

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

2C

- Yes
- No

- If others make a similar submission, will you consider presenting a joint case with them at the  
2D hearing? \*

- Yes
- No

- Please submit on ONE provision at a time. You can submit on further provisions in this form.

- **The specific provision of the proposal that your submission relates to:**

3A

(For example - Zoning)

environment

- Do you support or oppose the provision stated above?

3B

- Support
- Oppose

- What decision are you seeking from Council?

3C

- Retain
- Amend
- Add
- Delete

- Your reasons.

3D

Issues:

1 Environmental: There is a small area of covenanted land on the northern end of the area and some streams and wetlands and pockets of bush. These should be protected and enhanced to offer corridors for wildlife between the Brynderwyn foothills, estuary, and areas of bush in Mangawhai Heads. There have been kiwi sightings in both the Brynderwyn foothills and Bream Tail Farm. The proposed Plan Change area is close enough to these areas that cats and dogs should be banned. Predator control should be required.

**Example - supports the growth of Mangawhai**

3E Do you want to make a submission on another provision?  Add another submission point  I'm finished

• **The specific provision of the proposal that your submission relates to:**

4A

(For example - Zoning)

housing density

• Do you support or oppose the provisions stated above?

4B

Support

Oppose

• What decision are you seeking from Council?

4C

Retain

Amend

Add

Delete

• Your reasons.

4D

2 Housing density: The Private Plan Change allows housing down to 400 square metres. This is very small when you have to collect and store your own water. Even Mangawhai Central has a minimum size of 500 square metres. It is estimated that as much as 60% of the area will be impermeable surfaces. This will create significant stormwater issues. It is also proposed that section sizes above 850 square metres will be allowed their own onsite waste water treatment. This seems very small given that dripper fields are typically at least 300 square metres and often much larger, given the poor soil absorption capacity in this area.

This subdivision should not proceed.

**Example - supports the growth of Mangawhai**

- 4E Do you want to make a submission on another provision?  Add another submission point  I'm finished
- **The specific provision of the proposal that your submission relates to:**  
5A  
(For example - Zoning)  
stormwater
- Do you support or oppose the provisions stated above?  
5B  
 Support  
 Oppose
- What decision are you seeking from Council?  
5C  
 Retain  
 Amend  
 Add  
 Delete
- Your reasons.  
5D

3 Stormwater: Already The Sanctuary driveway across the other side of Cove Rd has been flooded twice this year, preventing traffic from being able to enter or exit and destroying both motors that open the Sanctuary gates. . The source of the water was from the existing Rise roadway. The Private Plan Change proposes to leave stormwater management to each individual land owner when they apply for a subdivision without any overall plan or stormwater design. This is totally inadequate and is likely to result in further flooding impacting on neighbouring properties.

This subdivision should not proceed.

**Example -  
supports  
the growth  
of  
Mangawhai**

- 5E Do you want to make a submission on another provision?  Add another submission point  I'm finished
- **The specific provision of the proposal that your submission relates to:**  
6A  
(For example - Zoning)
- Do you support or oppose the provisions stated above?  
6B
  - Support
  - Oppose
- What decision are you seeking from Council?  
6C
  - Retain
  - Amend
  - Add
  - Delete
- Your reasons.  
6D

4 Wastewater: The KDC wastewater treatment plant is at capacity. The cost of any increase in capacity or expansion of the pipe network needs to fall directly on any new sections created. The current cost per connection needs to be reviewed to ensure the real future cost does not fall on other ratepayers.

This subdivision should not proceed.

**Example -  
supports  
the growth  
of  
Mangawhai**

- If you have another further submission to make, please submit this form and start a new one.
- Thank you for your submission, it has been forwarded to the District Planning Team who will contact you if any further information is required.

A copy of your responses will be emailed to you shortly so that you can save a copy for your files.

If you have any queries at all please email the District Planning Team: [districtplanreview@kaipara.govt.nz](mailto:districtplanreview@kaipara.govt.nz) or phone 0800 727 059

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[PublicVoice](#)

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- Please provide your details \*

1A

<b>Your first and last names</b>	<input type="text" value="Amy Mostert"/>
<b>Postal address</b>	<input type="text" value="23 Olea Lane, Mangawhai Heads"/>
<b>Contact phone</b>	<input type="text" value="0221749798"/>
<b>Email address for correspondence</b>	<input type="text" value="amypixxi@gmail.com"/>

- Please select your preferred method of contact \*

1B

- Email
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- Do you have an agent who is acting on your behalf? \*

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- Yes
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- Trade competition and adverse effects - select one: \*

2A

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

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

2C

- Yes
- No

- If others make a similar submission, will you consider presenting a joint case with them at the  
2D hearing? \*

- Yes
- No

- Please submit on ONE provision at a time. You can submit on further provisions in this form.

- **The specific provision of the proposal that your submission relates to:**

3A

(For example - Zoning)

traffic

- Do you support or oppose the provision stated above?

3B

- Support
- Oppose

- What decision are you seeking from Council?

3C

- Retain
- Amend
- Add
- Delete

- Your reasons.

3D



5 Traffic: The proposed Private Plan Change would have a second road coming onto Cove Rd and two new roads coming onto Mangawhai Heads Rd. This significant extra traffic will require a roundabout on the corner of Mangawhai Heads and Cove Roads. A right turn bay is proposed on Cove Rd at the intersection with Pigeonwood Rd but this is only a few metres past the turning bay for Robert Hastie Drive into the Sanctuary.

This subdivision should not proceed.

**Example - supports the growth of Mangawhai**

3E Do you want to make a submission on another provision?  Add another submission point  I'm finished

• **The specific provision of the proposal that your submission relates to:**

4A

(For example - Zoning)

Walking paths

• Do you support or oppose the provisions stated above?

4B

Support

Oppose

• What decision are you seeking from Council?

4C

Retain

Amend

Add

Delete

• Your reasons.

4D

6 Walking Paths: The Private Plan Change now proposed a pathway on both Cove and Mangawhai Heads Rd with a pedestrian crossing to link with the existing pathway on the southern side of Mangawhai Heads Rd before Jack Boyd Drive. We support this.

This subdivision should not proceed.

**Example - supports the growth of Mangawhai**

- 4E Do you want to make a submission on another provision?  Add another submission point  I'm finished
- **The specific provision of the proposal that your submission relates to:**  
5A  
(For example - Zoning)  
ad hoc
- Do you support or oppose the provisions stated above?  
5B  
 Support  
 Oppose
- What decision are you seeking from Council?  
5C  
 Retain  
 Amend  
 Add  
 Delete
- Your reasons.  
5D

7 Ad hoc developments. We believe it is a mistake to leave the individual landowners to apply for subdivisions without first developing an overall plan that deals with such things as stormwater management, predator control, and environmental effects mitigation. Indeed, if it is left until the individual lot subdivision stage many potential submitters would be denied the opportunity to be heard on critical matters.

This subdivision should not proceed.

**Example - supports the growth of Mangawhai**

- **5E** Do you want to make a submission on another provision?  Add another submission point  I'm finished
- **The specific provision of the proposal that your submission relates to:**  
**6A**  
(For example - Zoning)  
conflict of interest
- Do you support or oppose the provisions stated above?  
**6B**  
 Support  
 Oppose
- What decision are you seeking from Council?  
**6C**  
 Retain  
 Amend  
 Add  
 Delete
- Your reasons.  
**6D**

8 Conflict of Interest: It was good to see that Craig Jepson recognised his conflict of interest (he was previously a Shareholder and Director of a company owning land in the Rise) and recused himself from the discussion when the Private Plan Change came before the Council. He needs to continue to do this.

This subdivision should not proceed.

**Example -  
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of  
Mangawhai**

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