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23 AUG 2023

 MANGAWHAI
 Kaipara District Council

Form 5

Submission on a notified proposal for Private Plan Change 83 – The Rise Limited

Clause 6 of Schedule 1, Resource Management Act 1991
Submitter details
(Please note that any fields with an asterisk () are required fields and must be completed)*

| | | |
|--|---|--|
| First name* | ① BARBARA | ② PETER |
| Surname* | RAMSEY-TURNER | ROGERS |
| Agent (if applicable) | | |
| Postal address* | | |
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| Contact phone | Daytime phone | Mobile phone 0211026643/0212936673 |
| Email address for Submitter* barbararamseyturner@gmail.com or progersnot@gmail.com | | |
| Email address for Agent (if applicable) | | |
| Please select your preferred method of contact* | | |
| | <input checked="" type="checkbox"/> By email | <input type="checkbox"/> By post |
| Correspondence to* | <input checked="" type="checkbox"/> Submitter (you) | <input type="checkbox"/> Agent <input type="checkbox"/> Both |

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? | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| If others make a similar submission, will you consider presenting a joint case with them in the hearing? | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No |

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: • Support? • Oppose? | What decision are you seeking from Council? Select which action you would like: • Retain • Amend • Add • Delete | Reasons |
|--|------------------------------------|--|---|
| <i>Example: Zoning</i> | <i>Example: Support</i> | <i>Example: Retain zoning for proposal</i> | <i>Example: Supports the growth of Dargaville</i> |
| PLEASE REFER TO ATTACHED TWO PAGES | | | |
| | | | |
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| | | | |

Your signature: *Bonney-Turner*  Date: 23/08/2023
 (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 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.

| Submission on a notified proposal for Private Plan Change 83 (PPC83) - The Rise Limited | | | |
|---|--------------------------|--|---|
| The specific provisions of the proposal that my submission relates to: | Do you: Support? Oppose? | What decision are you seeking from Council? Retain, Amend, Add, Delete | Reasons |
| ReZoning | Oppose | Amend | While in favour of rezoning the land as it supports the growth of Mangawhai Heads, we would like to see the area rezoned from Rural Zone to Low Density Residential Zone, this will restrict the number of Lots and reduce the impact on the infrastructure |
| Proposed Provisions in Appendix 9a (13.10.12 Permeable Surfaces and 13.10.13 Building Coverage) | Oppose | Amend | After recent weather events, stormwater infrastructure and management should be a focus for the council going forward. Therefore 1. The area of any site covered by buildings and other impermeable surfaces is less than 40% (not 60%) of the net site area and 2. The building coverage on a site is less than 35% (not 45%) of the net site area. This will ensure a maximum amount of permeable surface per site |
| Proposed Provision in Appendix 9a (13.13X Subdivision Design Rules) | Oppose | Amend | Lot sizes too small. Increase the Lot size - minimum net site area from 400m2 to 750m2 (Northern area 1000m2) to be in keeping with the surrounding environment on Mangawhai Heads Road/Cove Road. |
| Proposed Provision in Appendix 9a (13.14.6 Wastewater Disposal) | Oppose | Add | The Wiley Geotechnical Report dated 10/06/22 states, it understands the wastewater disposal for increased residential density would be provided by connecting to the existing EcoCare Council Wastewater network. Our concern is whether the council network will be able to handle the increased capacity from this development. If not there needs to be a policy framework in place to ensure the developer is responsible for the full cost of providing a wastewater infrastructure servicing solution. Furthermore if an on-site effluent disposal system is proposed then Lot sizes must be increased to accommodate this. |

Mr. P.R. (continued page 2)
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Submission on a notified proposal for Private Plan Change (PPC 83) - The Rise Limited

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| Infrastructure - Traffic Assessment | Oppose | Amend | <p>We feel the volume of cars exiting onto Mangawhai Heads Road from the 4 connection points has been downplayed. In the Clause 23 (1) Engineering Outcomes Response to the Council's request for further information dated 20/12/22 it estimated as many as 240 lots (car movements of 1200 - 1440 per day) leading to Mangawhai Heads Road. However in Engineering Outcomes Limited response dated 22/03/23 to Flow Transportation Specialists recommendations, it was reduced to 184 lots (car movements of 920 - 1104 per day). The car movements per day are based on EOL's figures of 5 to 6 movements per household. Which is correct? One of the connection points on Mangawhai Heads Roads is near a commercial area which has more traffic coming and going than an average household. At the same time it is proposed that Mangawhai Heads Road, with a speed limit of 60kph on this stretch accommodates an additional walking and cycling facility. The safety of users (residents exiting driveways, proposed connection points, walkers and cyclists) needs to be given more consideration and impacts captured before approval given rather than once the precinct has been developed</p> |
| Infrastructure - General | Oppose | Amend | <p>Overall concern that services required by PPC83 would be unable to be provided by council at a rate that the existing community can cope with economically and physically</p> |

(continuation from page 1)

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B.R. P.R.