

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

Your first and last names	Barry Pranglely
Postal address	1226 State Highway 16, RD3, Waimauku, 0883
Contact phone	021 114 9553
Email address for correspondence	shanbazpranglely@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

- [Submission Plan Change PPC83 - The Rise Limited.pdf](#)

- 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)

- Do you support or oppose the provision stated above?

3B

- Support
- Oppose

- What decision are you seeking from Council?

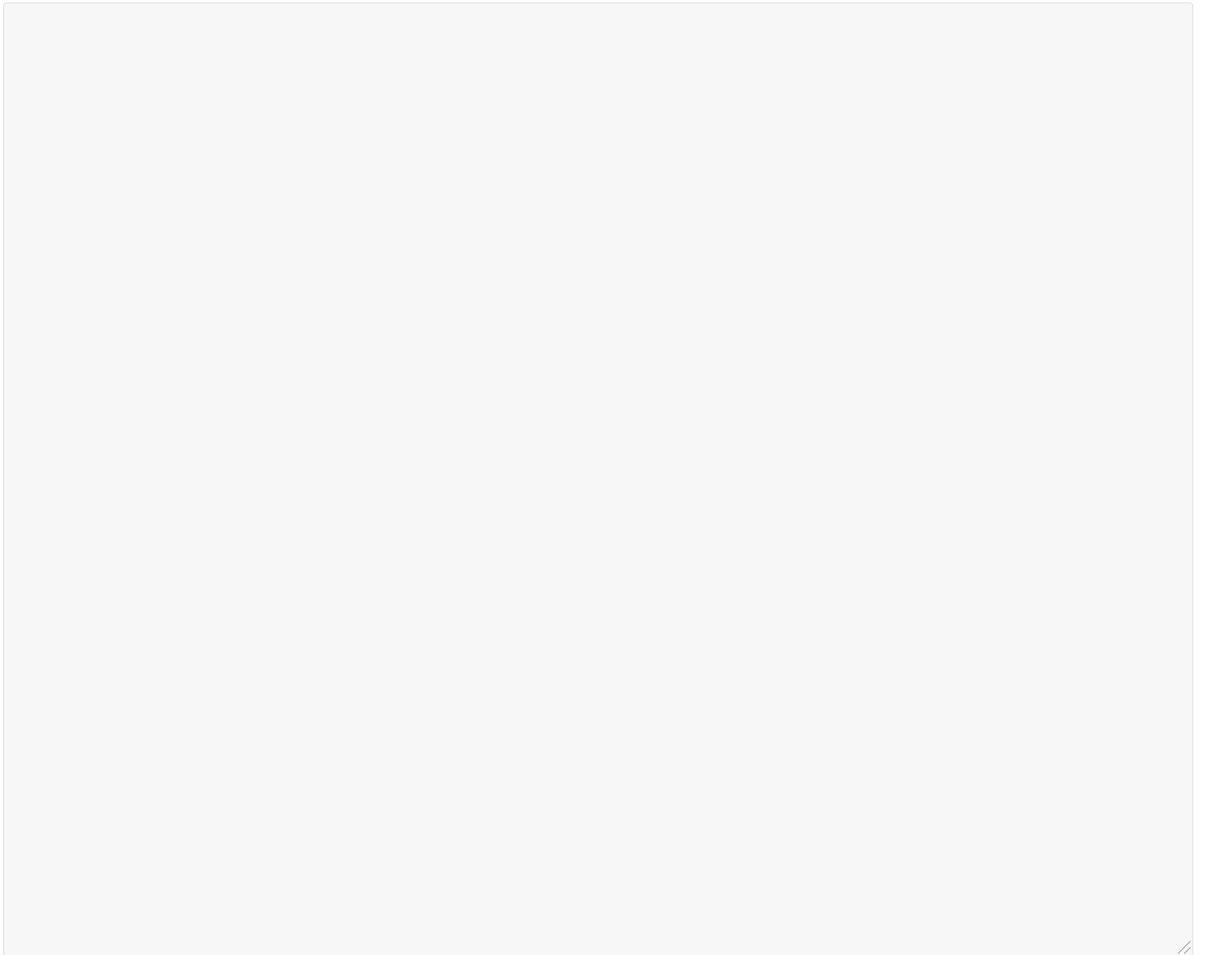
3C

- Retain
- Amend
- Add
- Delete

- Your reasons.

3D

**Example -
supports
the growth
of
Mangawhai**



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

- 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 or phone 0800 727 059

• [PublicVoice](#)

22 August 2023

134 Mangawhai Heads Road
Mangawhai Heads
Email shanbazprangley@gmail.com

SUBMISSION TO THE PLAN CHANGE PPC83 - THE RISE LIMITED

We refer to correspondence from the Council advising of the private plan change, giving what we consider to be, a short time frame to respond and submit feedback within the given deadline.

We note the following in respect of the above intended plan change:

Housing Density

The plan change allows sections with as little 400 square metres with an average of 600 square metres and as much as 60% impermeable surface. These section sizes are far too small and will create significant stormwater and silt runoff issues.

The size of the proposed sections for The Rise should be at least 2000 square metres (or larger) to allow for water absorption on the sites before being channelled to any stormwater collection or natural runoff. This would at least be in keeping with, and enhance, the rural character of the area. Our 1 acre property is subject to a 10% impermeable surface so it seems totally inadequate that the Council would even consider 60% impermeable surface for The Rise.

Storm Water

The private plan change proposes to leave stormwater management to each individual land owner when applying for a subdivision without any overall plan or stormwater design. This also seems inadequate

and is likely to result in an increase of significant stormwater and silt runoff issues impacting ours and neighbouring properties especially along Mangawhai Heads Road.

With weather patterns changing and more intense weather events, run off is going to be more concerning. How is this going to be mitigated for the down-stream properties without any overall plan or design?

We have had issues of flooding over our property in the last couple of years, the latest and worst being in February 2023 [photo **attached**].

Council has advised that nothing can be done about the flooding as the run off was exacerbated by the owners of neighbouring properties not maintaining/clearing out obstructions from the open drains. We will be at the added mercy with the proposed new subdivision with small sized section infill housing creating further runoff.

Lifestyle

We purchased our 1 acre property because of its quiet rural setting (alongside like sized and larger acreage properties) creating a sense of privacy and a peaceful outlook.

The proposal to change our land from rural to residential with densely populated areas nearby and a proposed street running up our private 12 metre right of way, will inevitably put paid to our privacy, peacefulness and a quiet rural setting. We would support our neighbours' refusal for denying a street access over the right of way.

Waste Water

With the acknowledgement that the treatment plant is at its capacity, the cost of any increase in capacity or expansion of the pipe network needs to fall directly on any new sections created. The cost per connection needs to be reviewed to ensure the future cost does not fall on other ratepayers.

Traffic

The significant extra traffic will require a roundabout on the corner of Mangawhai Heads and Cove Roads.

Walking Paths

We would support the plan change proposing a pathway on both Cove and Mangawhai Heads Road with a pedestrian crossing to link with the existing pathway on the southern side of Mangawhai Heads Road before Jack Boyd Drive.

Conclusion

We do not support the plan change in its current form.

Yours faithfully



Barry & Shirleyann Prangley

