



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*					
Surname*					
Agent (if applicable)					
Postal address*					Postcode
Contact phone	Daytime phone			Mobile phone	
Email address for Submitter*					
Email address for Agent (if applicable)					
Please select your preferred method of contact*			By email	By post	
Correspondence to*	Submitter (you)		Agent	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:

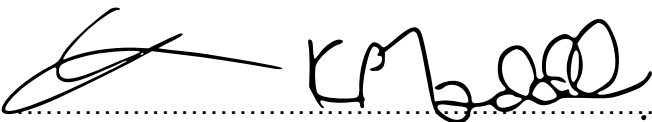
If you are a person who could gain an advantage in trade competition through making a submission on PPC83 you may only make a submission if you are directly affected by an effect of PC83 that adversely affects the environment; and does not relate to trade competition of the effect of trade completion: 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 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 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: <ul style="list-style-type: none"> • Support? • Oppose? 	What decision are you seeking from Council? Select which action you would like: <ul style="list-style-type: none"> • Retain • Amend • Add • Delete 	Reasons
Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Dargaville

Your signature:  Date:

(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.

Hello Paul,

I hope this email finds you well,

Firstly we would like to express our disappointment and disgust that the KDC is considering turning our beautiful rural area into an extremely high density residential zone.

When we first moved to Mangawhai 6 years ago and purchased lot 3 at the Rise were advised that the plan going forward was to open up the next block but it was going to be set the same having more lifestyle blocks and now to be advised that it has been proposed to be changed to high density urban (sections 400 square meters).

There is many concerns we and other in the area have with this and we will list ours below:

1) Having Craig Jepson as Mayor as well as being a part of the company involved with the development of the rise must be a conflict of interest no matter his capacity they are claiming.

2) Destruction of native wildlife habitats and Plants, as we are all on lifestyle blocks we are all maintaining the native planting that was needed to get consent to build and this has been monitored and will be continued to monitored by KDC for years to come, we all have also added many other plants and trees to assist in beautification of the area and to provide a safe space for such species like the Pipit, Karearea, Pukeko, Morepork, Plover, Harrier and Kereru (cant call a street Pipit place but have no Pipits!).

3) Lack of Infrastructure, when we built we were advised that North Power might have to add another to the house to be able to get enough consistent power as the area was almost at capacity, we have been also advised that Chorus has no plans to add fiber to this area, Uber Net are at capacity and not taking more connections, we are all on septic so run off would be an issue, the road is sub standard and with the little traffic we already have issues with needing constant attention due to movement in the heat and heavy rain.

4) Flooding, the proposed area after any heavy rain floods and during the recent weather events floods over the road causing many issues for all of Mangawhai to go north and Cove Road, this would not help having many driveways and tightly packed impermeable areas will only compound the problem.

5) Mangawhai losing its magic, Mangawhai has always been a place for people to escape the rat race and get away for the weekend or the summer and to have such an eyesore as you head to the beach or drive north that looks just like what you left behind in Auckland or any other city in New Zealand you will keep driving and go to Langs or Waipu to avoid the chaos. We are sure the people in the Sanctuary and in the Rise would also not like their view to be clogged up with the light pollution and a view that looks like they overlook Mill dale.

We are not against progress but implore the KDC to reconsider and leave the proposed area as rural and have people build on Lifestyle blocks not postage stamps.

***Thank you.
Chey and Karen Tyndall***