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9 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* CHRISTINE

Surname* SILVESTER

Agent (if applicable) —

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Mangawhai
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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?

Yes No


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

Yes 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
1. Zoning of PPC 83	I partially Oppose and partially Support PPC 83 (see attached sheet)	To Add and Amend proposals outlined in PPC 83 and to Retain a strip of rural zoned land. (see attached sheets)	These changes will provide a buffer of protection between Breem T Sanctuary (both rural) and residential land of PPC 83. All space character along Cove Rd
2. Minimum lot size of residential land (connected to sewerage with overlay)	Oppose	Amend I ask council to change minimum lot size of PPC 83 to 1000m ²	This is in accordance with Plan and Spatial Plan which lot size must be ----- 1000m ² — serviced or 3000m ² — unserviced
3. Creation of a Precinct over residentially zoned land ie with overlay	Support	Retain	To protect ecological features high quality urban design, pr
4. Complete Ban on cats and other pet pest species + control on dogs.	Support	I ask Council to Add this ban to the whole of PPC 83 (Call of the 56.9Ha area)	will provide protection for our K biodiversity in Bryoderwyn an already has covenants that ban c planting and advises predator
5. Cultural Effect Assessment Section 10.4 Biodiversity P.25 Shared Paths off street cycle lanes, Parks	Support	I ask Council to Retain these	will improve connectivity provide opportunities for

Your signature:  Date: **9-8-2023**
(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.

1. Zoning of PC 83	I partially Oppose and partially Support PC 83 (see attached sheet)	To Add front Amend proposals outlined in PC83 and to Retain a strip of rural zoned land. (see attached sheets)	These changes will provide a Kiwi buffer zone of protection between Broom Tail Farm, the Sanctuary (both rural) and the newly proposed residential land of PC83 AND reinforce the open space character along Cove Rd (see attached sheets)
2. Minimum lot size of residential land (connected to sewerage) with overlay	Oppose	I ask council to Amend minimum lot size of PC83 to 1000 m ²	This is in accordance with Current District Plan and Spatial Plan which says minimum lot size must be ----- serviced site in overlay area or 3000 m ² — unserviced site in overlay area
3. Creation of a Reserve over residential zoned land ie with overlay	Support	Retain	To protect ecological features, provide open space,
4. Complete Ban on cats and other petpest species + control on dogs.	Support	I ask Council to Add this ban to the end of PC 83 (all of the 56.9Ha area)	will provide protection for our Kiwis+other native biodiversity in Brynderwyn areas. The Rise stage 1 already has covenants that ban cats+dog in revegetation planting and advises predator control will improve connectivity and provide opportunities for recreation.
5. Cultural Effect Assessment Section 10.4 Biodiversity P.25 Shared Paths of street cycle lanes, Parks	Support	I ask Council to Retain these	

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Zoning of PPC 83

I ask Council to retain the current Rural Zoning (minimum lot size 4000 sq. m) for ALL PROPERTIES on the NORTHERN and WESTERN edge of PPC 83. This is adjacent to the Bream Tail Conservation Reserve (covenanted bush on Tangaroa Road) and along Cove Road to the junction of Mangawhai Heads Road. I OPPOSE residential Zoning in these environmentally sensitive areas.

All other areas of PPC 83 I support being zoned Residential.

Reasons

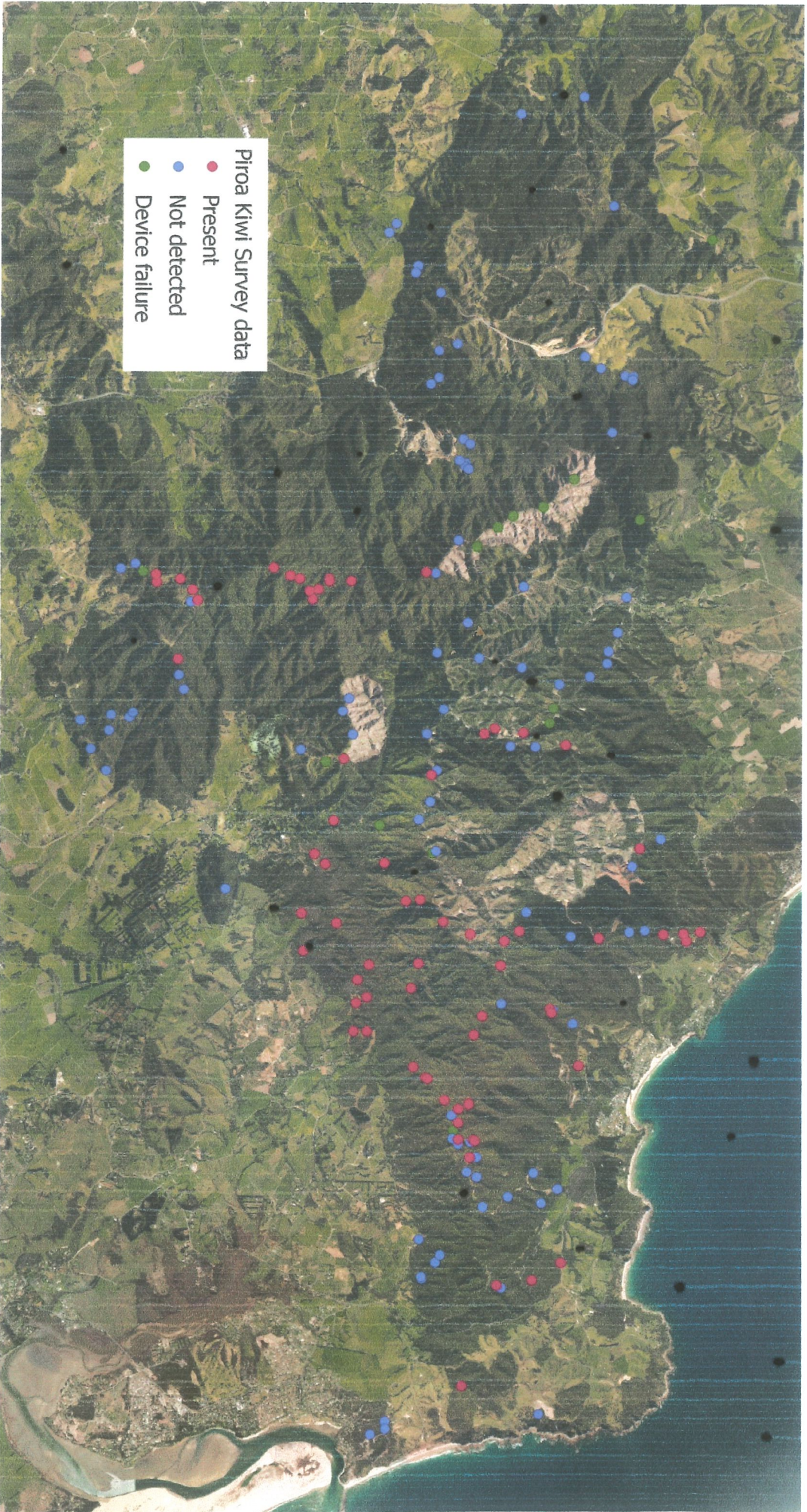
This will provide greater protection for kiwis and other native wildlife that live in the Brynderwyn forests. It will provide a buffer zone to keep the residential area separated from the rural zoned area of Bream Tail Farm and The Sanctuary and maintain the open space provision of Cove Road. The latter is one of the purposes of PPC 83.

Glaring Omissions in the Avifauna Survey

Kiwi, White faced Heron, NZ Pipit and Australasian Bittern are all present in this area. I live in The Rise, we are the closest and only adjacent neighbour to the Conservation Reserve. We see/and or hear these birds regularly.

Along with landowners living in Bream Tail, The Sanctuary and the Piroa Brynderwyn Conservation Trust, we carry out predator control, keeping possums, rats and mustelid numbers very low.

Kiwis are regularly monitored. Attached is a map showing kiwi survey data from the Brynderwyn forested areas. I received this map from one of our Trust meetings in July 2023.



July 8th 2023