

## 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**

Danielle beaven

**Postal address**

Po box 401150, mangawhai

**Contact phone**

021 024 83499

**Email address for correspondence**

Dannimbeaven@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 here

1E

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 hearing? \*

2D

Yes

No

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[PublicVoice](#)

1. Conflict of Interest

I am not comfortable that the standard practice of declaring conflicts of interest has been adhered to. It seems peculiar that Craig Jepsen, the Mayor ceased being a Director in October 2022 & a Shareholder in January 2023. I'd like to be assured that his Mayor Status has not had any influence on the Rise Subdivision process.

2. zoning

I oppose the minimum lot size of PPC 83 being 400 sqm. and 600 sqm- the Rural Zoning should be kept and lots sizes to a minimum 1000 sqm to maintain the rural nature of the area- This is elaborated more on point 3 where the environment issues are raised.

3. Environment

The Rise is situated across the road from growing kiwi and other endangered species. Reducing the lot sizes and increasing the amount of houses and people in the area puts these species at risk. Domestic animals and traffic have negative impacts on these animals. There has been a significant amount of volunteer work undertaken to support these animals and it would be a shame to see all this work done for nothing if outside threats continue to come.

4. Stormwater

What we have seen with previous down pours is the storm water in the rise has been overflowing to cover road causing flooding and damage.

This shows that the current plans for storm water are not working properly and therefore adding more houses to the area will create further problems.