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 22 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*				Garry John				
Surname*				Clarke				
Agent (if applicable)								
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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?      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"> <li>Support?</li> <li>Oppose?</li> </ul>	What decision are you seeking from Council? Select which action you would like: <ul style="list-style-type: none"> <li>Retain</li> <li>Amend</li> <li>Add</li> <li>Delete</li> </ul>	Reasons
<i>Example:</i> Zoning	<i>Example:</i> Support	<i>Example:</i> Retain zoning for proposal	<i>Example:</i> Supports the growth of Dargaville
<i>IF the zoning changes how will this effect my property?</i>	<i>I support with provisions</i>		
	<i>E.g. all present covenant should be removed,</i>		
	<i>no rate increases,</i>		
	<i>Existing property sewerage and water systems remain unchanged.</i>		

Your signature:  Date: *21 August 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](mailto: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.

# Form 5 Submission on Private Plan Change 83 - The Rise Limited

## **Additional points.**

I own 12 Pipit Place Mangawhai Heads which is part of this proposed private Plan Change 83

My concerns are if this plan change is approved how can I subdivide my land which is subject to so many existing covenants.

1 We have height restrictions

2. We have architect Landscape restrictions

For our property to benefit from this private plan change these restrictions will have to be removed.

3. We have a very expensive sewerage system and also water tanks in place, which we had to have to get approval for our build. We do not want to have to connect to any other systems.

4. *if we are not able to subdivide our land due to council and developer restrictions over our property*  
then there is no incentive for change, we will actually be adversely effected as our Rates will increase. We would be rezoned to Residential but still unable to subdivide.

If this were to work all the current existing properties in the proposed Plan 83 would need to be freed from there shackles. E.G Covenants and clauses.

Best regards

Garry Clarke



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