



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.

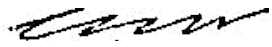
Note:

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.

**Submission on Proposed Private Plan Change 83 (PPC 83)
The Rise Limited
To rezone an area north of Mangawhai from Rural zoning to a
Residential zone**

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
<i>Example: Zoning</i>	<i>Example: Support</i>	<i>Example: Retain zoning for proposal</i>	<i>Example: Supports the growth of Dargaville</i>
Rezoning of the block of land north of Mangawhai bounded by Mangawhai Heads Road, Cove Road and residential zoned land to the east from a Rural zoning to Residential	Support	Amend zoning from Rural to Residential	Rezoning of this land with a structure plan on the periphery of Mangawhai will minimise the ad hoc expansion of residential activity and restrict growth in inappropriate locations. It will protect and enhance ecological features
Introduction of a Precinct that will apply to the Plan Change area	Support	Add the Precinct provisions to the Kaipara Operative District Plan	Supports future residential development consistent with the Spatial Plan and provides for the integrated management of future development
Adoption of Cove Road North Precinct	Support	Amend zoning and adopt the Cove Road North Precinct objectives, policies and rules to implement the new zoning	Achieves sustainable management in accordance with principles outlined in Part 2 of the RMA evidenced by Specialists assessment in relation to engineering matters, transport, ecology, landscape and urban design, and cultural issues.
Provision of infrastructure, in particular, wastewater and transport	Support (with caveats)	Add the requirement for a Master Plan Strategy to extend the Mangawai Community Wastewater System (MCWWS) and establish a Mangawhai Wastewater Treatment Plant Advisory Group	Concerns to the wider community and catchment in regard to provision of appropriate wastewater, stormwater and transport provisions.