

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	Jack & Julie Horlock
Postal address	PO Box 401003, Mangawhai Heads, Mangawhai
Contact phone	0212151817
Email address for correspondence	jackhorlock@hotmail.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
1E here

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
2D hearing? *

- Yes
- No

- Please submit on ONE provision at a time. You can submit on further provisions in this form.

- **The specific provision of the proposal that your submission relates to:**

3A

(For example - Zoning)

Rezone 56.9ha of land at Cove Road and Mangawhai Heads Road from Rural Zone to Residential Zone, inc

- Do you support or oppose the provision stated above?

3B

- Support
- Oppose

- What decision are you seeking from Council?

3C

- Retain
- Amend
- Add
- Delete

- Your reasons.

3D

Example - supports the growth of Mangawhai

Zoning

We oppose the re-zoning of The Rise subdivision. We ask council to use the same zoning as The Sanctuary.

The Rise forms half of the gateway to Mangawhai from the north directly from the Brynderwyn foothills. The other half (opposite side of the road) is The Sanctuary sub-division, zoned 'rural lifestyle'. The spatial plan reinforced that the Sanctuary should remain rural lifestyle as "It is close to the Brynderwyn hills and maintains a buffer of low-density land use and bush areas to facilitate the migration of fauna into Mangawhai and other areas. It is the gateway to Mangawhai from the north and its aesthetic value should be protected."

WHY THEN SHOULD THE RISE DEVELOPMENT BE TREATED ANY DIFFERENTLY?

The Rise Plan Change is proposing sections as small as 400 square metres. The people who already live in Mangawhai and those whom it attracts, are those who appreciate its location, natural beauty, and sense of peace and space. High density housing does not have natural beauty, there is no peace or space. The greater the density of houses, the greater the problems: increased noise, light pollution, crime, rodent population, pets, storm water and effluent. The overall effect from development of The Rise to the proposed plan would impact an area much wider than The Rise itself. HOW IS THIS PROTECTING THE AMENITY VALUE OF THE SURROUNDING AREAS AND THE AESTHETIC VALUE OF THE GATEWAY TO MANGAWHAI FROM THE NORTH? We would like to see The Rise zoned 'Rural Lifestyle' the same as the Sanctuary.

3E Do you want to make a submission on another provision? Add another submission point I'm finished

• **The specific provision of the proposal that your submission relates to:**

4A

(For example - Zoning)

Environment

• Do you support or oppose the provisions stated above?

4B

Support

Oppose

• What decision are you seeking from Council?

4C

Retain

Amend

Add

Delete

• Your reasons.

4D

Environment

We ask council to Strengthen environmental protection.

We understand that kiwi have been sighted in and around the Brynderwyn foothills and Bream Tail. The Rise has some covenanted land at the north (Brynderwyn) end and there are streams, wetlands and small areas of bush.

We believe it is important to protect and enhance these areas to offer corridors for wildlife between the Brynderwyn hills, estuary, and areas of bush in Mangawhai.

We would like to see exclusion of known predators from these areas (and preferably the whole development) including dogs, cats, and livestock; and implementation of a predator bating program. Lost dogs, & dogs found wandering are already too frequent an occurrence in Mangawhai, and this area is too important to our native species to risk even one loose dog.

Example - supports the growth of Mangawhai

4E Do you want to make a submission on another provision? Add another submission point I'm finished

• **The specific provision of the proposal that your submission relates to:**

5A

(For example - Zoning)

Storm Water

• Do you support or oppose the provisions stated above?

5B

Support

Oppose

• What decision are you seeking from Council?

5C

Retain

Amend

Add

Delete

• Your reasons.

5D

Storm Water

We ask council to strengthen Storm Water provision.

There is evidence that a problem already exists in the current stormwater provision for The Rise, to which the proposed plan change offers no solution: There have been two issues this year from stormwater flooding from the existing Rise roadway across Cove Road and into the Sanctuary South gate entrance, disrupting traffic flow and destroying the gate motors on both occasions.

We believe that PPC83 should not be allowed to develop a higher percentage of the Rise as impermeable surface whilst also leaving storm water control for piece-meal resolution by the eventual individual lot owners. The result is likely to be detrimental for both The Rise sections and cause further damage to the infrastructure in the Sanctuary and Cove Road, and by this time it will be too late for an effective joined-up solution.

We would like to see PPC83 put stormwater provision in place prior to any further development to mitigate the existing issue, and then include strong stormwater practices and additional planting to offset any new impermeable surfaces.

Example - supports the growth of Mangawhai

5E Do you want to make a submission on another provision? Add another submission point I'm finished

• **The specific provision of the proposal that your submission relates to:**

6A

(For example - Zoning)

Waste Water

• Do you support or oppose the provisions stated above?

6B

Support

Oppose

• What decision are you seeking from Council?

6C

Retain

Amend

Add

Delete

• Your reasons.

6D

Waste Water

(Related to zoning), We ask council that lot sizes should be practically large enough to have capacity to process their own waste water.

If the existing KDC Waste Water Plant is at capacity, an increase in capacity would therefore be required relative to the requirements of this Plan Change. The cost of this increase should fall on the developer in the first instance so that they may pass it on to the future lot holders. If it is not feasible to increase capacity of the KDC Waste Water Plant then ALL lots developed would need to be capable of supporting their own on-site waste water field. PPC83 proposes this for sections greater than 850 square metres. We have direct experience that land in this area has poor soil absorption capacity and would recommend that larger than normal dripper fields be specified, and hence minimum lot sizes will need to be larger as would be the case if the area remained as Rural zoning.

**Example -
supports
the growth
of
Mangawhai**

- If you have another further submission to make, please submit this form and start a new one.
- Thank you for your submission, it has been forwarded to the District Planning Team who will contact you if any further information is required.

A copy of your responses will be emailed to you shortly so that you can save a copy for your files.

If you have any queries at all please email the District Planning
Team: districtplanreview@kaipara.govt.nz or phone 0800 727 059

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[PublicVoice](#)

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(For example - Zoning)

Roads and Additional Traffic

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- Amend
- Add
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3D

Roads & Additional Traffic

We ask council to consider alternative options for junctions created by this development.

PPC83 proposes that an entry to The Rise should share a central turn-off lane with Robert Hastie Drive.

We do not believe that this would be sufficient safety at this junction: Discounting the construction traffic using Robert Hastie Drive (and that which would be accessing The Rise) there is a period of high usage of the existing junction of traffic accessing the Miniwhais child-care facility naturally carrying a high number of vulnerable passengers.

This junction can already be difficult to exit when Cove Road is used as an important bypass route on the regular occurrences of SH1 becoming impassable.

Also, the use of large junctions by the local boy racers to do their 'doughnuts' suggests that giving them a new stadium in which to do so isn't a very good idea.

We believe a new roundabout which encompasses both entrances might mitigate this, however PPC83 is also proposing an additional two new roads (and their associated traffic from The Rise) coming onto Mangawhai Heads Road, one of which is very close to the junction with Cove road which may also require a roundabout.

Example - supports the growth of Mangawhai

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