

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:

- o 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;
- o The creation of a Precinct over top of the Residentially Zoned land with core provisions that protect ecological features and
- o 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 Warden & Anna Baird
Postal address	2116 D Cove Road
Contact phone	0212033484
Email address for correspondence	warden899@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

- [PPC83 Form 5 Submission Form \(1\).pdf](#)
 - [Private Plan Change 83 - The Rise Limited - Jack Warden & Anna Baird.pdf](#)

- 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)

See attached

- 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

See attached

**Example -
supports
the growth
of
Mangawhai**

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

- 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

- [PublicVoice](#)



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.

Ecology	Wetlands and streams	Based on the information provided with PC application it is uncertain on what areas have confirmed to be wetland or not. The wetland delineation in the most part is based on a series of assumptions utilising mainly vantage points and desktop assessments. (Primarily due to access issues). If the plan change lot yield and associated roading/infrastructure designs are based on such information, there is no certainty on the actual practicalities of the development of the site. Furthermore, current, and historic imagery may suggest these wetlands are far greater than have been identified which would also correlate with the NRC flood maps (Figure 1 -3).
	Existing indigenous vegetation	Based on the information provided with PC application it is likely that the existing habitat types notably the WFII would be considered of SNA quality. Further consideration of the area noted as VS3 would need to be assessed (especially if it is considered a wetland habitat) but would also likely qualify.
	Fauna habitat	Based on the information provided with PC application it considered that the site is within the home range of the 'Nationally Critical' Australasian bittern (<i>Botaurus poiciloptilus</i>). It is considered that there are provisions for the protection of wetland habitat on site but if bittern utilised the site these provisions would need to be modified to suit their requirements.
	National Policy Statements (NPS FM and NPS IB)	Consideration of the release of the National Policy statements especially the recently released NPS IB will need to be incorporated into the overall master plan.
Traffic	Cove Road One Lane Bridges	Currently Cove Road has two one lane bridges (prone to flooding) which will fundamentally be servicing two new plan changes which both propose to provide for hundreds of new road users (Figure 4). The roads are already too dangerous for pedestrian use and dangerous for cyclists. Increased traffic will make these one lane

		bridges far more congested and unsafe for any form of pedestrian or cycle access.
Public Access		Mangawhai already has significant access issues especially to its main beach. Gated communities such as Bream tail farm have further increased this issue. Forms of connectivity through the site especially into areas such as Bream tail farm (to the beach) and creating pedestrian access south along Cove Road could be seen as beneficial outcomes for the development of the site.
Infrastructure		Kaipara Districts infrastructure is famous for all the wrong reasons. The PC appears to provide no novel solutions to the infrastructure issues faced by the quickly growing area and instead generally rely on connectivity to the existing infrastructure.



Figure 1: Showing potentially wetland extent based on 2023 imagery.

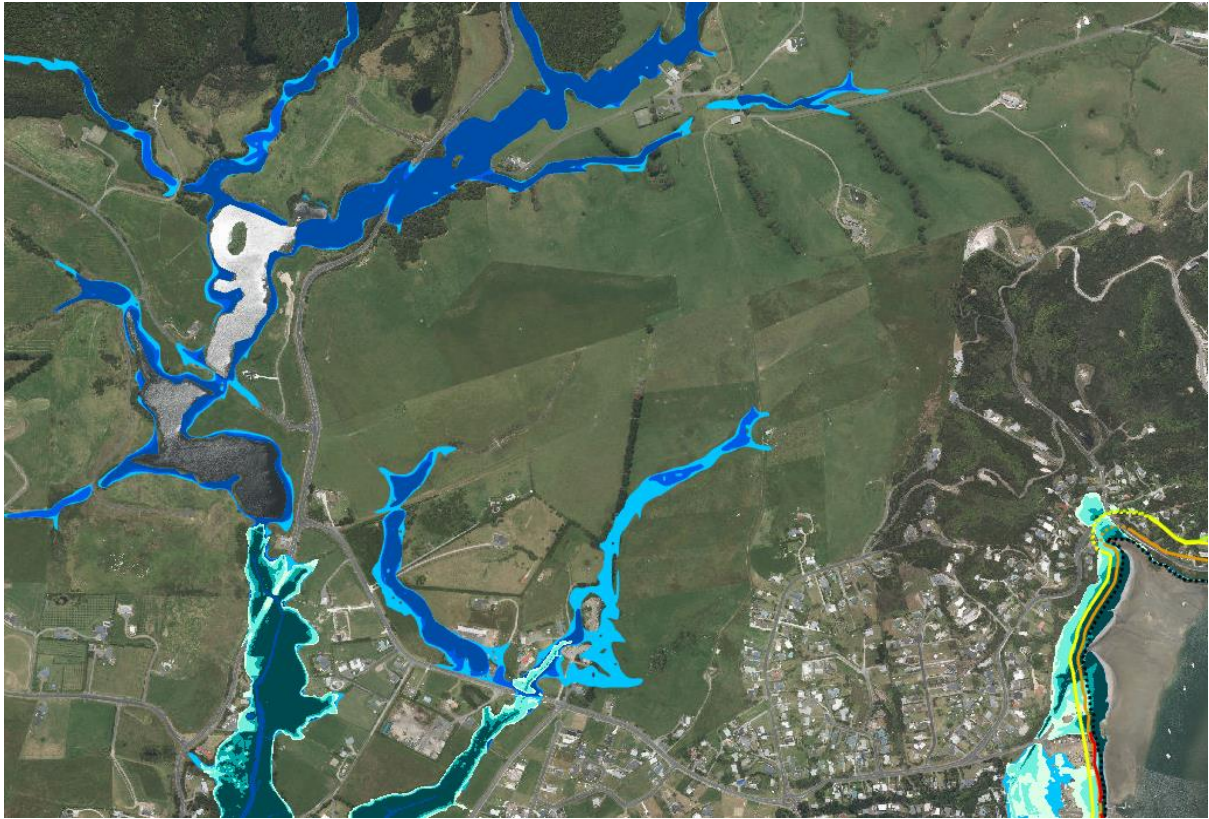


Figure 2: Showing NRC flood maps

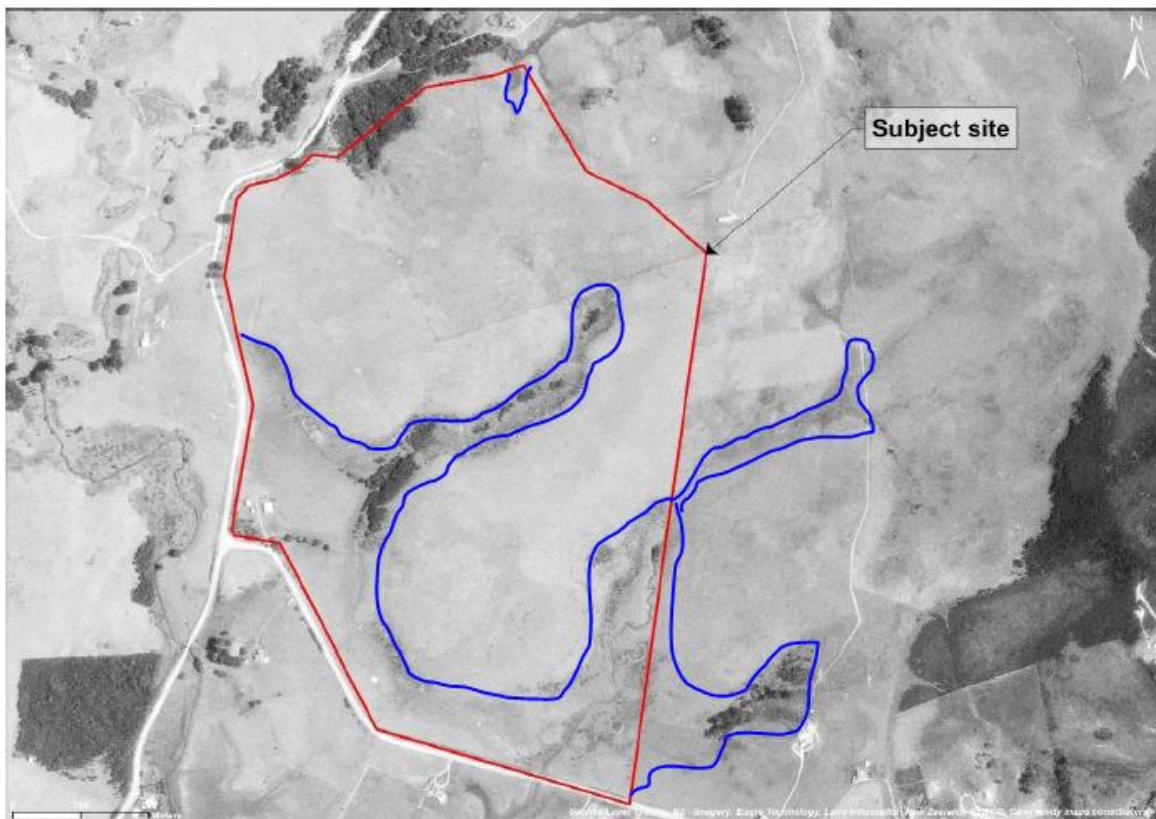


Figure 7: Showing the site and surrounds in 1983 (Source: Retrolens)

Figure 3: Showing historic wetland patterns from Wild Ecology Report.

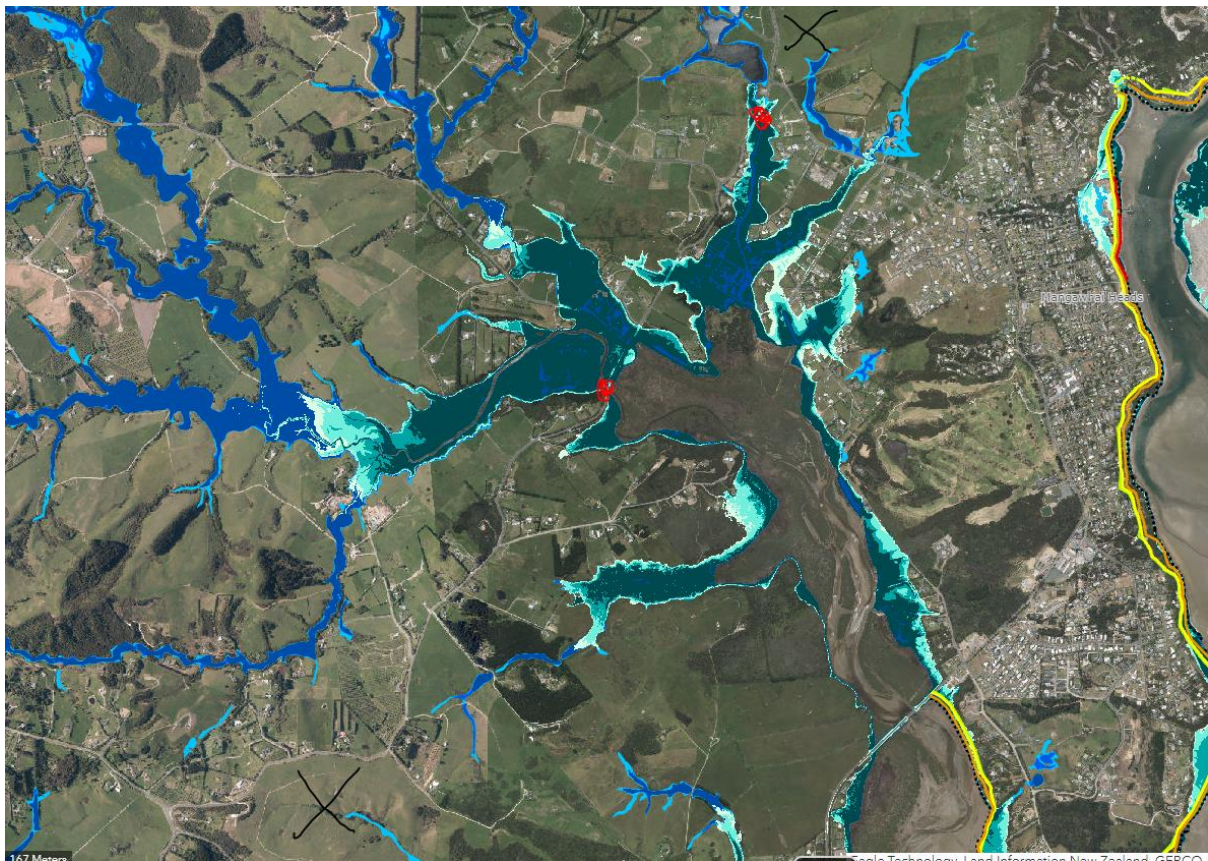


Figure 4: Showing locations of one-way bridge (red dot) and Plan change locations (black dots).

In conclusion I oppose The Private Plan Change 83- The Rise Limited based on the general suitability of the site, existing ecological features, traffic, public access to resources (primarily the beach) and lack of novel infrastructure solutions. It is considered that an application under the current District Plan could provide for good outcomes utilising a density that is currently being utilised at recent subdivisions such as Pigeonwood Place and The Sanctuary with servicing and effects contained to the site.

Subject to changes in the master plan and surety provided for the identification and delineation of ecological features, connectivity and improvements in pedestrian links and infrastructure the Plan Change may be supported.

Kind regards,

Jack Warden

2116D Cove Road