

## 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

<b>Your first and last names</b>	<input type="text" value="James Henchman"/>
<b>Postal address</b>	<input type="text" value="16a Echo Valley Rd"/>
<b>Contact phone</b>	<input type="text" value="0210516676"/>
<b>Email address for correspondence</b>	<input type="text" value="ngaire.jim@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  
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)

zoning

- 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

This site is not adjacent to any residential land and so not a necessary or natural development. The current homeowners who bought land under the existing rules are entitled to live under the conditions of the existing plan. It is not in the 10 year plan.

The infrastructure that Mangawhai currently has is NOT coping with the already planned developments. The sewage system is at capacity, power is at maximum and the existing roading is falling away, and storm water is non-existent or ineffective.

This development is not in the interests of anyone but the developer. Certainly not in Mangawhai's best interests or needs.

If this development were to go ahead the developers should be tasked with paying for and providing ALL water, sewage, storm water, roads and electrical infrastructure for these properties including piping, pumping and sewage disposal fields. All that extra traffic is going to have a huge impact on the surrounding roads.

The storm water MUST NOT adversely affect any properties downstream from this site.

None of the costs involved in this development should fall upon the existing ratepayers or residents.

**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](mailto:districtplanreview@kaipara.govt.nz) or phone 0800 727 059

• [PublicVoice](#)