

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 | jean Coop |
| Postal address | PO box 401180 |
| Contact phone | 02102952603 |
| Email address for correspondence | jjbahook@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)

Retain rural 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

1. Retain rural zoning (minimum lot size 4000sq. meters) for all properties on the Northern and Western edge of PPC 83, being adjacent to Bream Tail Conservation Reserve, along Cove Road to Mangawhai Heads Road. This will provide a buffer zone of protection for all the kiwis and other native wildlife that live in the Brynderwyn area, and maintain the open space provision, and character of Cove Road.
All other areas I support being residential.

2. I support the creation of a precinct over residentially zoned land ie. '' with overlay''.

3. I oppose the minimum lot size of PPC 83 being 400 sq.m. and 600 sq.m I ask the council to apply the current District Plan and Spatial Plan rules which say ..." minimum lot size mustbe 1000 sq.m if serviced (on sewerage) and in an overlay area. If unserviced, in overlay area, minimum lot size must be 3000 sq m.

4. Septic fields on clay soil are required to be min of 300sqm. This is not possible on a small section.

Example - supports the growth of Mangawhai

- Add another submission point
- I'm finished
- **3E Do you want to make a submission on another provision?**
- **The specific provision of the proposal that your submission relates to:**
- **4A**
(For example - Zoning)

Complete ban on cats and dogs fenced
- **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**

cats kill the wildlife.
Dogs must be kiwi trained and fenced/on leash if outside of owners property.
There are kiwi etc on Bream tail, Sanctuary etc

**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)
Shared paths
- 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

I support the existence of shared paths, off street cycle lanes and parks as in PPC 83.

**Example -
supports
the growth
of
Mangawhai**

5E 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](#)