

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	<input type="text" value="Joel Cayford"/>
Postal address	<input type="text" value="142 Estuary Drive"/>
Contact phone	<input type="text" value="+64274978123"/>
Email address for correspondence	<input type="text" value="joel.cayford@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

- [Joel Cayford Submission on The Rise Private Plan Change 83.docx](#)

- 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 hearing? *

2D

- 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)

- Do you support or oppose the provision stated above?

3B

- Support
- Oppose

- What decision are you seeking from Council?

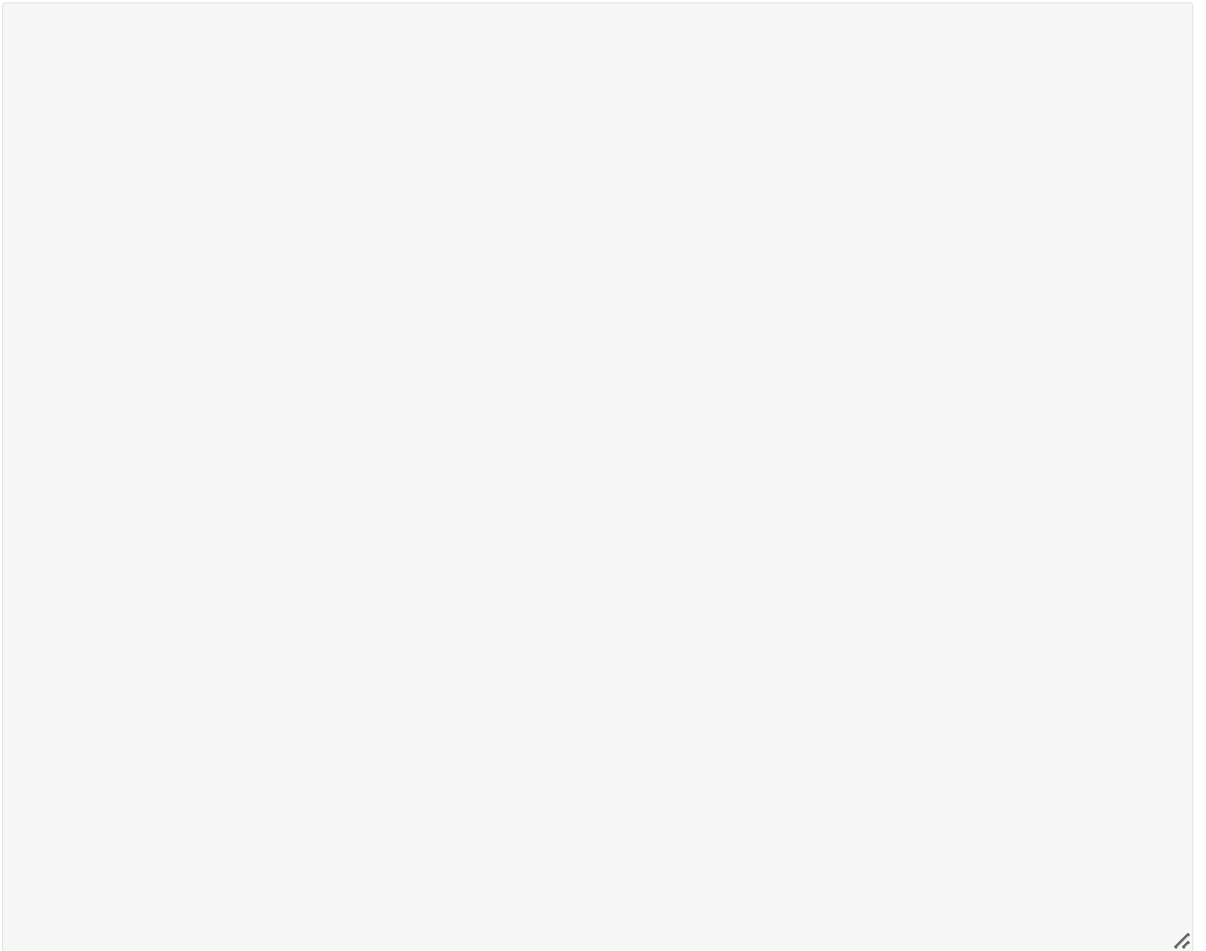
3C

- Retain
- Amend
- Add
- Delete

- Your reasons.

3D

**Example -
supports
the growth
of
Mangawhai**



• **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](#)

Submission on The Rise Private Plan Change 83, Notified by Kaipara District Council

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1. Introduction

KDC's website for Private Plan Change 83 summarises its objective and purpose as follows:

PPC83 seeks to rezone 56.9 hectares of land at Cove Road and Mangawhai Heads Road from Rural to Residential.

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

2. Overall Observations and Submissions

My observations about the plan change process itself, and the plan change itself include:

There is a piece of covenanted land on the northern end of the area, and streams wetland areas and pockets of bush elsewhere. These present opportunities for ecological protection for wildlife between the Brynderwyn foothills and the estuary, and other areas of bush in Mangawhai Heads. They also offer opportunities for walkways, public reserves and natural stormwater retention enabling hydrologic neutrality in terms of runoff – especially during, but also post development.

The Private Plan Change allows housing down to 400 square metres - too small when water storage and collection is included. I note that Mangawhai Central has a minimum size of 500 square metres. The plan change indicates 60% of the developed area will be impermeable – inevitably risking stormwater and silt runoff issues which are increasingly observed in other parts of Mangawhai especially when land becomes wet and with the overland flows that occur during the kinds of rainfall intensities which have become common.

It is good that the plan change S32 document recognises that the KDC wastewater treatment plant is at capacity. And appears to recognise that the cost of any increase in capacity or expansion of the pipe network should fall directly on any new sections created. In other words that the cost of additional publicly provided wastewater infrastructure should fall to the developers and developments being serviced by that new infrastructure. In my opinion any plan change needs to explicitly require that any consequent subdivision application be assessed in such a way that it cannot proceed unless new public wastewater infrastructure is to be funded through an Annual Plan or Long Term Plan, and that the related development contribution fees are commensurate (recognising the additional costs of trunk sewers etc needed to service lots that are a significant distance from the waste water treatment plant).

Roading, cycling and walking networks will need to be provided to service lots, to connect with existing Mangawhai networks, and to add to the level of amenity enjoyed by Mangawhai residents and visitors. While the Urban Design Plan looks good on paper, it serves as an aspirational document, rather than as a structure plan that will be implemented on the ground.

In my experience the collective decision-making risks associated with fragmented ownership need to be properly taken into account with this sort of plan change. Leaving very important and interconnected infrastructure and common amenity decisions to subsequent subdivision applications is a recipe for a lowest common denominator outcome, where the minimum is done stage by stage, where neighbours argue the toss over who is responsible for what in the absence of any previously agreed implementation plan, risking loss of optimal overall outcomes. I attach a simple map which shows the ownership of the land

whose zoning is to be changed by means of this plan change. Together it appears there are about 30 different land owners. Either this fragmentation needs to be provided for in the plan change, so that there is surety that infrastructure and other common amenity outcomes are delivered and that related effects are planning and provided for, or the Plan change needs to be reduced in scope to provide for The Rise land by itself perhaps in direct association with other lots needed for roading or other critical infrastructure.

I note that the applicant appears to recognise the need for wastewater infrastructure to be provided and funded in a coherent and integrated way, whether it is by means of KDC systems, or whether it is site by site onsite systems. However, while the Urban Design document does show what could be seen as best practice approaches to transport and walkways, and while there appears to be some acknowledgment of stormwater issues, there is no equivalent plan to provide and fund those infrastructures in a coherent and integrated way. Agreeing this plan change, as it stands, without it being accompanied by a robust agreement between landowners as to who is going to accommodate and fund what, would be irresponsible because of the uncertainty that stormwater and access effects would be properly addressed at development stages.

In closing I draw attention to the map which shows two ephemeral streams that flow through the subject land and which would likely receive runoff from upstream and upland developments. Those streams and other lowland wetland areas will need to be enhanced and properly maintained to function so they can handle stormwater flows during extreme and even typical rainfall events, while also functioning as attractive ecological backdrops to developments. Those essential pieces of stormwater infrastructure will be in the land of particular landowners, whose ability to develop their sites will therefore be constrained. They will require compensation. As will those whose land carry roading, and perhaps cycleways to service other lots. Leaving those decisions, compromises and financial agreements for a rainy day is not appropriate.

The plan change as it stands should not be adopted. I would like to be heard. ENDS

**PPC83 The Rise
Ownership
10,000m2+ Owners**

