

## 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="Kate Walker"/>
<b>Postal address</b>	<input type="text" value="6 Sandy Lane"/>
<b>Contact phone</b>	<input type="text" value="021829065"/>
<b>Email address for correspondence</b>	<input type="text" value="kate.on.island@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)

Flooding

- 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

The Land Development Report associated with this report is out of date in relation to recent severe rain events experienced in Northland. The proponent should be required to revisit that section of the report and update it with a considered understanding and assessment of the risks and impacts to the envisioned land development both to neighbouring lots and to the houses within the development itself.

This issue is critical to any development in Mangawhai and KDC would be well placed to expect a professional approach to understanding the risks and impacts, as well as a professional approach to proposing avoidance or mitigation measures in this submission

**Example - supports the growth of Mangawhai**

- 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)

Waste Water
- 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

Waste water management is given very short and outdated assessment in the Land Development Report. There have been many conversations, reports and developments in regard to the waste water management challenges faced in Mangawhai. The recent decisions relating to Mangawhai central have shed much light on this problem and the Land Development Report should be updated to refer to more recent information and should provide a meaningful response to that information as it relates to this proposal. In the report, the attention paid to it is very cursory and appears to be avoiding an elephant in the room.

This issue is critical to any development in Mangawhai and KDC would be well placed to expect a professional approach to understanding the risks and impacts, as well as a professional approach to proposing avoidance or mitigation measures in this submission

**Example -  
supports  
the growth  
of  
Mangawhai**

4E 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](#)