

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="Kerry May"/>
Postal address	<input type="text" value="P O Box 401144 Mangawhai Heads 0540"/>
Contact phone	<input type="text" value="0274842253"/>
Email address for correspondence	<input type="text" value="kerryjune1964@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

- [Submission for Plan change 83 - KDC THE RISE.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
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)

Rezoning

- 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

As per my attached document
Stormwater
Wastewater
Housing density
Site size
Visual impact
conflict of interest

**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 for Plan change 83- KDC

PPC83 seeks to change the zoning on the 56.9 hectares of land between Mangawhai Heads Road and Cove Road

I am strongly opposed to this plan change.

Issues

Stormwater

It is proposed that each owner/developer be responsible for their own storm water, with no overall plan or stormwater design. This seems hugely inadequate as we have already witnessed flooding from the existing development of the The Rise, and fear with the predicted increase in storm events (due to climate change), and the effects of the proposed drastically increased impermeable areas (from 15% up to 60%), overland water flows are only going to increase. It concerns me that this will only worsen, therefore stormwater planning/design needs to be seriously considered in its entirety.

Wastewater and site size

In the reports submitted with the application, it notes that the current wastewater treatment system is already at capacity. I feel it unreasonable to burden ratepayers to fund the additional upgrades required to cope with the increased capacity of new subdivisions. It should be the responsibility of the developers to provide the infrastructure to cope with this.

It states in the application that sites bigger than 850sq metres will have their own wastewater systems. As I spent six years working in the wastewater industry, it was widely noted in the industry that the minimum size land area for wastewater disposal for a 3 bedroom house was around 1500sq metres at the time (2010). On speaking to my ex-colleagues recently, they have informed me that due to failures of systems, poor soils in the upper North island, and climate change, engineers are now recommending much larger disposal fields. Some installers recommend a minimum site size between 2000 and 2300 square metres for a 3-4 bedroom house. To have individual wastewater treatment systems on sites less than that, would jeopardise the environment, with contamination running into other sites, and waterways (as happened in Mangawhai years ago)

I don't have the details on why stage one of The Rise had a minimum site size of 6000sq metres, but it would disappoint me to see this rescinded, as I expect it was based on environmental and ecological considerations. What has changed that would allow this area to now be zoned residential ? I know Te Uri O Hau mentions in their cultural assessment that we should be enhancing and protecting ecological corridors from the hills to the sea. I expect that this development if approved will potentially effect this dramatically.

There is currently several rural styled subdivisions in the same area as this proposed rezoned area, and feel that the visual impact and intensifying housing in this area will ruin the objective of having this as a transition area between the countryside and the suburbs.

400 square metre sites are far too small for the residential sites, as it was proven in the Mangawhai Central development. With a potential 60 % site coverage (impermeable areas) and having to house 2 x water tanks per site, with 500 being a minimum site size.

Conflict of interest

This is widely known that our current Mayor Craig Jepson, was a director and shareholder in the Rise development. I also understand he has recused himself, but I am interested to know if he still has a financial interest in this development ?

Kind Regards

Kerry May

125 Robert Hastie Drive, Mangawhai Heads 0540