

<p style="text-align: center;"><b>Form 5</b></p> <p style="text-align: center;"><b>Submission on notified proposal for policy statement or plan, change or variation.</b></p> <p style="text-align: center;"><i>Clause 6 of Schedule 1, Resource Management Act 1991</i></p>
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## 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:

- o 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;
- o The creation of a Precinct over top of the Residentially Zoned land with core provisions that protect ecological features and
- o 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>	Lisa & Nathan Adams
<b>Postal address</b>	PO Box 269, Mangawhai 0540
<b>Contact phone</b>	021412748
<b>Email address for correspondence</b>	lisaadamsadams01@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)

We support in part the application to have the area re-zoned residential

- Do you support or oppose the provision stated above?

3B

- Support
- Oppose

- What decision are you seeking from Council?

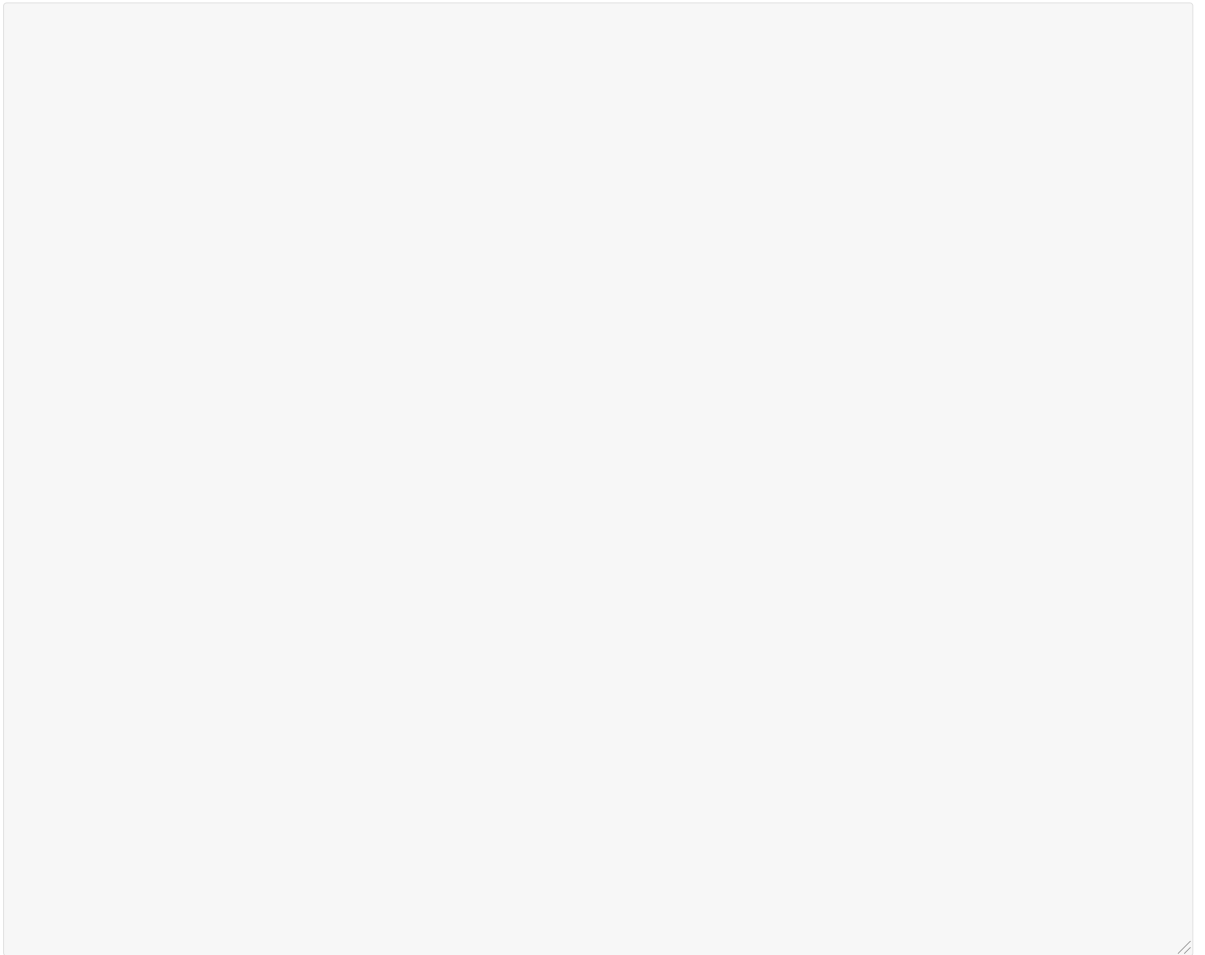
3C

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

• [PublicVoice](#)

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

Submitted by:

Lisa & Nathan Adams, 140 Mangawhai Heads Road, Mangawhai Heads

We support in part The Rises application to have the area re-zoned residential.

When we purchased our block in 2015, it was included in the Mangawhai Heads Growth area. Listed as set aside for future residential, commercial or industrial development. As such we are in support of the area being rezoned residential.

We do however have concerns with the following points of The Rises Submission.

### Consultation Process:

As a landowner who's block is included in the application for rezoning by The Rise and is greatly affected by the applicants concept plan, we would like to advise that we were not consulted prior to this documentation being lodged. We did not receive any documentation until we cleared our PO box on the 27<sup>th</sup> July and the "Concept Plan" was not included in our paperwork, it was on Sunday the 2 August that I was advised by our neighbours of the concept plan and proposed future roading and cycle ways through our block. We would have liked the opportunity to have had input into the concept plan and to have had time to put together a more indepth submission. The paperwork for the applicants submission was provided to us on the 8<sup>th</sup> August.

### Concept Plan:

We are most concerned by the roading infrastructure plan in the rises application which covers all of the area to be rezoned, including our 4ha block which has 3 roads and a cycleway drawn on it. One of the roads is drawn right through our current house. We were not given any opportunity for input into this concept plan or consulted at all prior to seeing it on 2<sup>nd</sup> August. As such, we do not want to be tied in anyway to this roading plan in any future development of our lot at 140 Mangawhai Heads Road.

### Stormwater:

Unfortunately stormwater is a very real problem that needs to be addressed, especially with extreme weather creating significant downpours and major changes to the weather patterns. Whilst our block is not affected by excess stormwater overflow our main shared driveway access is. (This accessway is shown on the concept plan as a future roadway.) We have spent a considerable amount of money over the last 12 months in rectifying the main driveway damage due to runoff from neighbouring blocks, and the stream that runs through neighbouring blocks. At times when there are significant downpours the stream already exceeds the capacity of the culvet pipe under our driveway and flows over the driveway, washing away the metal, silting up the stream drain and causing significant damage. We are concerned that the increase in impermeable surface area that the applicants have applied for, from the KDC standard of 40% to 60% may exacerbate the stormwater issues.