

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="Malcolm Knox"/>
Postal address	<input type="text" value="PO Box 401148, Mangawhai Heads, Mangawhai 0541"/>
Contact phone	<input type="text" value="+64 21 2929 667"/>
Email address for correspondence	<input type="text" value="maljo@xtra.co.nz"/>

- 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)

Wastewater

- 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 provision for wastewater needs to be satisfied before the development proceeds. In the event this is to be a communal system for exclusive connection by lot holders, this needs to be installed before any building consents are issued. For those lots of sufficient size to allow an on site septic system the minimum dripper field area must be specified on the title.

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)

Stormwater
- **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

As per the plan change document, consideration of climate change is to be included. We will have another La Nina cycle again and what was previously considered a 100 year event will prove more frequent.

The current stormwater dispersal from The Rise was proved to be inadequate in February this year (2023) causing flooding on Cove Road from Pigeonwood Place. Work was carried out subsequently but I consider it still to be inadequate and the drain to the retention pond will block up since there is an open earth drain leading to it. My faith in KDC ensuring further remedy is tested.

Further, on site measures to mitigate stormwater runoff should consider that residents water tanks are likely to be near full at present resulting in overflow following a period of steady rain. Such overflow in The Rise will be discharged directly without being slowed by any retention facility.

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)

Potable Water

• 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

Lots will be required to collect and store potable water and provide a supply for fire. This will require sufficient roof area and land space for storage tanks.

Like we have had La Nina weather pattern this year, El Nino brought a drought in the summer of 2020. This will occur again.

The minimum lot size is proposed to be 400m2. The requirements for Mangawhai Central, after quite some community concern, were set at a minimum of 500m2 to address the need for water collection and storage. I fail to understand why The Rise would be permitted anything less.

**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](#)