



### Form 5

Submission on a notified proposal for Private Plan Change 83 – The Rise Limited

Clause 6 of Schedule 1, Resource Management Act 1991

#### Submitter details

*(Please note that any fields with an asterisk (\*) are required fields and must be completed)*

First name\* **Mark Bernard John**

Surname\* **van Werkum**

Agent (if applicable)

Postal address\* **7 Pinewood Pl, Mangawhai Heads  
Mangawhai**

Postcode

Contact phone      Daytime phone      Mobile phone **0275952646**

Email address for Submitter\* **mbjvan@gmail.com**

Email address for Agent (if applicable)

Please select your preferred method of contact\*       By email       By post

Correspondence to\*       Submitter (you)       Agent       Both

## Submission on application

### This is a submission on a private plan change

Please complete this form if you wish to make a submission to a current plan change that is open for submissions.

Plan change number: **PPC83**

Plan change name: **The Rise Limited**

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.

Trade competition and adverse effects (select one of the following options)\*

I could  I could not gain an advantage in trade competition through this submission.

If you ticked 'I could' above, please answer this question by selecting one option below:

I am  I am not directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and  
 (b) does not relate to trade competition or the effects of trade competition.

**Note:**

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 PC83 that adversely affects the environment; and does not relate to trade competition of the effect of trade completion: Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Would you like to present your submission in person at a hearing?

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

If others make a similar submission, will you consider presenting a joint case with them in the hearing?

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
-------------------------------------	-----	--------------------------	----

**Please complete a line for every submission point, adding as many additional lines as you need.**

**Note:** This form is intended for brief submission only, if you wish to provide us with more in-depth content, please do this on a separate page and attach it to this form when returning it to us.

The specific provisions of the proposal that my submission relates to (e.g. provision number, map)	Do you: <ul style="list-style-type: none"> <li>Support?</li> <li>Oppose?</li> </ul>	What decision are you seeking from Council? Select which action you would like: <ul style="list-style-type: none"> <li>Retain</li> <li>Amend</li> <li>Add</li> <li>Delete</li> </ul>	Reasons
<i>Example:</i> Zoning	<i>Example:</i> Support	<i>Example:</i> Retain zoning for proposal	<i>Example:</i> Supports the growth of Dargaville
zoning.	oppose.	Retain zoning for proposal.	see separate sheet ①

Your signature: MB Juan Werkum Date: 20/8/2023

(A signature is not required if you make your submission by electronic means.)

Please return this submission form and any attachments **no later than 5pm Wednesday 23 August 2023** to Kaipara District Council by:

Posting to: Kaipara District Council, Private Bag 1001, Dargaville 0340

Email to: [planchanges@kaipara.govt.nz](mailto:planchanges@kaipara.govt.nz) or

Hand-deliver to: Kaipara District Council, 32 Hokianga Road, Dargaville or 6 Molesworth Drive, Mangawhai

**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.

①

- In Mangawhai there is insufficient sewerage allocation + storm water systems to allow big developments to proceed, (no infrastructure).
  - Section sizes too small ( $600\text{m}^2$ ) for stormwater soakage.
  - Oversupply of residential sections have detrimental effect on property values. (oversupply).
  - council must address existing problems first (roading, sewerage, stormwater) before recklessly allowing more ~~irresponsible~~ irresponsible subdivisions.
-