

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:

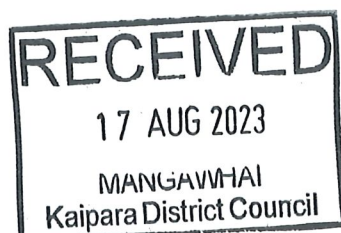
If you are a person who could gain an advantage in trade competition through making a submission on PPC83 you may only make a submission if you are directly affected by an effect of PC83 that adversely affects the environment; and does not relate to trade competition of the effect of trade completion: 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?

Yes No

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

Yes No



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* Michael			
Surname* Silvester			
Agent (if applicable)			
Postal address* Box 401068 Mangawhai Heads Postcode 0541			
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Email address for Submitter* mcsilv@outlook.co.nz			
Email address for Agent (if applicable)			
Please select your preferred method of contact*		<input checked="" type="checkbox"/> By email	<input type="checkbox"/> By post
Correspondence to*	<input checked="" type="checkbox"/> Submitter (you)	<input type="checkbox"/> Agent	<input type="checkbox"/> Both

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: • Support? • Oppose?	What decision are you seeking from Council? Select which action you would like: • Retain • Amend • Add • Delete	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	Qualified Support	As attached	

Your signature:  Date: 17/8/2023
 (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 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.

Submission on PPC83 (The Rise Ltd) by Michael Silvester

I am an owner and resident within the PPC83 subject area, specifically within the completed Stage 1 subdivision already done by The Rise Ltd.

Given the reported limited capacity for new connections into Mangawhai's reticulated wastewater service, it seems early to be considering further subdivision into small lots. However, I expect it likely that much of the area will be re-designated Residential over time. I would support zone changes coming sooner if that will effect a better outcome than allowing it to happen over time with less co-ordinated planning.

The application by The Rise Ltd has provided a concept diagram which should give improved walking and cycling access for residents such as me. This is a worthy aim but can it be achieved given that I believe the applicant currently owns about 20% of the subject area? (Happy to be corrected on this point if I am wrong.)

Improved access would be nice to have, but a bigger issue for me is environmental controls.

My property (and all others within DP 533510) is subject to a conservation covenant covering defined areas of revegetation planting (re-establishing native forest). Kaipara District Council is the covenantee. Quoting from the schedule of covenants...

"2. The owner must not without the Council's prior written consent allow any of the following to occur or be on the Covenant Area:

(a) Any domestic cats or dogs or grazing animals;"

I like the covenants, which is part of the reason for buying the property, and I do my best to comply. But compliance is not helped when neighbours bring cats and allow them to roam freely. I have neighbours who are not only ignoring their own covenants but also denying that they exist! By the way, I could not fence off my patch of forest even if I wanted to because that would be in breach of another covenant.

One of the documents provided with the PPC83 application is the Cultural Effects Assessment from Te Uri O Hau, which "Advocates for a complete ban on cats and other pet pest species (rodents) and [that] control measures for pet dogs are implemented." I strongly support this advocacy and submit that effective enforceable controls on cats should be included with the proposed zoning change. This will help with honouring existing covenants, respects the wishes of iwi and will be appreciated by the hundreds of volunteers actively involved in predator control within the Brynderwyn range. Living as I do on the north-western corner of the PPC83 subject area, I know from the evidence of my own ears that I am on the edge of Kiwi habitat. And while there is still a relatively low human (and cat) population density within the PPC83 area, now would be a good time to embed some controls.

PS – I am not a complete ant-cat nutter. I have lived with cats but now choose not to.