

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)*

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Surname* Maroulis			
Agent (if applicable)			
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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

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?

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
Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Dargaville
Please see the attached pages	Oppose	Amend	Please see the attached
		August 2023	

Your signature:

Date: 21. 2. 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.

21/08/2023

Submission on the Rise Private plan Change 83

This is a submission from a private resident in the Sanctuary, opposite the proposed area seeking a rezoning change, as in Private Plan change 83.

Submission

Our submission is we oppose the Plan Change in its present form for the following reasons.

Infrastructure

As the Mangawhai wastewater treatment plant is at capacity, the Plan Change should specify that no subdivision is permitted until additional capacity for wastewater is in place. We note that the section sizes above 850sq metres will be able to install their own wastewater system which we believe to be too small in this area due to (a) soil type being predominately clay which is less impermeable (b) the area required for dripper fields is usually at least 300sq metres in this area. The cost for any infrastructure needs to lie with the developers. The Sanctuary south gate entrance has been flooded twice this year (2023) due to amount of uncontrolled stormwater flowing off The Rise causing \$15000.00 worth of damage to Sanctuary infrastructure. This is clearly a major issue and needs to be engineered to a minimum standard to avoid future flooding.

Housing density

The Private Plan change allows building on sites down to 400sq metres, a site this size would be too small to collect and dispose of their own water. As up to 60% of the site is likely to be impermeable, these are reasons to at least increase site sizes to a minimum of 500-600sq metres. This would allow for better collection of rain water with the proposed dwelling being larger, parking of boats, caravans etc. and parking of cars on their own sites with own turning bay. The area required for dripper fields is usually at least 300sq metres in this area. We believe the developers should be required to provide a central wastewater treatment plant to cater for the proposed subdivision and that no private waste systems be allowed given the proposed number of sections. The cost to provide appropriate infrastructure should not fall on existing rate payers.

Mangawhai Central has a requirement of 500sq metres after hearing the many reasons why it was a requirement surely this subdivision should also be required to do also

Environmental

The rural feel of Cove Road including The Sanctuary, The Rise and Bream Trail Farm has been something set aside as a barrier between the Brynderwyns and high-density housing from the south side of Mangawhai Heads Road and while we accept that growth and housing

requirements are needed it should not be at the cost of damaging and changing the valuable wildlife, native bush and waterways of the lower Brynderwyns.

The proposed plan change is close enough to covenanted land to northern end of the area which has streams, wetlands and pockets of bush. There have been sightings of kiwi in both the Brynderwyns foothills and Bream Tail farm as the proposed Plan change is close to these areas, we would like to see cats banned and dogs strictly controlled, predator control should be required.

Roading / Traffic

The Proposed Plan change shows another road with an entrance and exit onto Cove Road and would be virtually opposite the Sanctuary South gate entry and exit, which is also the entrance to Miniwhais child care which caters up to 50 children per day along with at least 100 vehicles exiting and entering the Sanctuary daily.

Added to this is the fact that Cove Road is the main substitute route when the Brynderwyns SH1 is closed. We believe there needs to be a roundabout at the roading coming from the Rise and also at the corner of Cove Road and Mangawhai Heads Road.

We are of the understanding that traffic counts done on Cove Road in this area were done during COVID which would not have given a real-life picture of normal traffic flow.

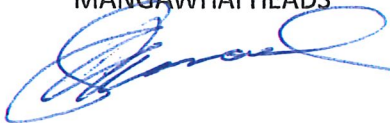
Conclusion

We are not opposed to growth and development of Mangawhai but we wish to see adequate infrastructure in place before there is any more development in Mangawhai as present infrastructure is presently inadequate to our present needs let alone any new subdivisions. And the costs paid by the developers not by the rate payers. Also a need to protect our environment which makes Mangawhai such a special place

Pat and Anne Maroulis

66 Lakeview Lane

MANGAWHAI HEADS



21 August 23.