

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	Rebekah Blake
Postal address	10 Hillside Ave, Mangawhai
Contact phone	0272448022
Email address for correspondence	rebekah.ann.blake@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

- [Kaipara District Council submission.pdf](#)
- [PPC83 Form 5 Submission Form.pdf](#)

- 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 hearing? *

2D

- 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)

Zoning

- 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

see attached

**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 or phone 0800 727 059

• [PublicVoice](#)

31 July 2023

Kaipara District Council

Subject: Request to Amend **The Rise Limited Project** ("PPC83") due to Inadequate Infrastructure

To whom it may concern

I am writing as a concerned resident of Mangawhai, regarding the private plan change as per your letter dated 5 July 2023. I would like to express my concerns regarding the suitability of the existing infrastructure to support the increasing number of residential developments.

Mangawhai has experienced rapid population growth over the past few years, leading to an influx of new residential projects. While growth can be beneficial, I believe it is crucial to pause further residential development until we address the inadequacies of our current infrastructure to sustain this expansion.

There are several reasons for my request:

1. The existing infrastructure, including roads, water supply, drainage and sewage systems is already facing strain due to the current population and recent climate events. Further residential growth without adequate infrastructure upgrades will exacerbate the problems and negatively impact the life for existing and new residents.
2. There is considerable repair work required already to get the roads to a reasonable standard in Kaipara/Northland without adding additional pressure to the current infrastructure.
3. The current state of your roads is unable to meet the demands of the growing number of vehicles, causing further wear on tear eg potholes and subsidence of existing roads.
4. With the recent climate events coupled with the wear and tear on the roads we have seen significant road closures due to repairs and maintenance not being maintained which has had a significant impact on current homeowners and their ability to access their properties.

Considering these concerns, I respectfully request that the Kaipara District Council temporarily halt any further approvals of new residential projects until comprehensive assessments and necessary improvements to infrastructure are made. I believe that a thoughtful and planned approach to development will ensure a sustainable and thriving community for all residents.

Kind regards

Rebekah Blake
10 Hillside Ave
Mangawhai