

## 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

<b>Your first and last names</b>	<input type="text" value="Richard Humphries"/>
<b>Postal address</b>	<input type="text" value="26 Toroa street"/>
<b>Contact phone</b>	<input type="text" value="+64274721039"/>
<b>Email address for correspondence</b>	<input type="text" value="richard.humphries@hlag.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

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)

Consultation

- 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

In the covering letter of Barker and Associates by Melissa McGrath & Alisa Neal dated 18 November 2022, subject "The Rise Limited Public Private Plan Change Request", it is stated that "consultation has been undertaken with ..... and other landowners within the proposed plan change area", and essentially repeated in sub-paragraph 7.7 Consultation and Engagement page 43 of the Private Plan Change Request (PPCR). This statement is misleading, the inference being drawn that such consultation was somewhat reasonably conducted with other landowners in the precinct. No consultation was received prior to the receipt of the Kaipara District correspondence dated 5 July 2023 regarding the public notification of PPC83 The Rise Ltd and Associates, by myself, land owners , 130A Mangawhai Heads Road, This was most unsatisfactory and I reject and object to the inference conveyed in the previously mentioned statement regarding "consultation".

**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)  
Land development / subdivision
- 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**

Land development/Subdivision

I oppose the proposed subdivision of the applicant's land to an average of 600m<sup>2</sup> section size, with a minimum of section size of 400m<sup>2</sup> together with side and rear yard setbacks of 1.5m and front yard setbacks on Mangawhai Road of 3.0m. The section sizes should be an average of 750m<sup>2</sup> with a minimum section size of 650m<sup>2</sup> and all yard set back distances be consistent with Council's existing yard setbacks in residential zones

**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)

The Cove Road North Concept Plan

• 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

**Example - supports the growth of Mangawhai**

The Cove Road North Concept Plan 1 and the Access Connection 4 on the Mangawhai PPC83, expected catchments of indicative of internal roads 12d Model plan (copies attached), detail a proposed street to be situated at 128-130 Mangawhai Heads Road over the access driveway, extending in a north easterly direction along the boundaries and to the rear of both aforementioned properties into the property situated at 142 Mangawhai Heads Road.

The driveway over which this proposed street is detailed, is privately owned and provides access to both principle properties at 128-130 Mangawhai Heads Road, together with seven other properties by way of a beneficial easement to those properties.

No consultation by the PPC83 applicant with the owners of the fee simple, private land and or the access easement beneficiaries regarding this proposed street was conducted.

It is noted in the Kaipara District Council Memorandum from Kathryn Overwater KDC District Plan Team Leader, to Melissa McGrath (Barker and Associates) dated 20/12/22, Attachment 1 paragraph 18 13.14.2, a request from Northland Transport Alliance (Vaishali Sankar 14/12/22), to remove the wording, "in accordance with Cove Road North Precinct map 1 and Cove Road North Precinct Concept Plan 1" as the active modes connection has not been addressed completely.

As a private land owner (130A Mangawhai Head Road) over which the proposed street way has been defined, will not give approval to the formation of such a street over my land and together with the other access easement beneficiaries over the driveway land, adamantly oppose and object to the creation of such a street, which would have a major adverse effect on my environment, lifestyle, quiet enjoyment and property values.

I therefore require the removal of such proposed street over private land from the Cove Road North Precinct Map 1, Council Road North Precinct Concept Plan 1, the current PPC83 application and any future planning, or consideration of such a street by our Kaipara District Council.

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](mailto:districtplanreview@kaipara.govt.nz) or phone 0800 727 059

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